



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI: 110002; Ph. No.-23379731

F-1(39)2012/DIR(Plg.)MPR & TC/ 99

Date: 22.03.2012

Sub: Final Minutes of the 1st Meeting of Management Action Group on "Slum Rehabilitation and Social Housing" for Review of MPD-2021

First Meeting of Management Action Group (MAG) on "Slum Rehabilitation and Social Housing" was held on 05.03.2012 under the Chairmanship of Secretary (Land & Building), Govt. of NCT of Delhi, at Conference Hall, B-Block, Vikas Bhawan, I.P. Estate, New Delhi. The copy of the approved minutes are enclosed herewith for further necessary action.

J. Parate
(I.P. Parate) 22/3/12

Director (Plg.) MPR & TC

Copy to:

- Secretary (Land & Building), GNCTD,
- Chief Executive Officer, DUSIB, GNCTD
- Commissioner(Plg)I, DDA
- Commissioner(Plg)II, DDA
- Chief Architect, NDMC
- OSD (Plg) MPPR, DDA

Chairman
Member
Member
Member
Member
Member

Co-opted Expert Members:

1. Director, National Institute of Urban Affairs
2. Prof. Neelima Risbud, SPA, New Delhi
3. Addl. Commissioner (AP), DDA
4. Sh. K.R. Hingorani, Suptdg. Engineer, CC-3, DDA

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DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6th Floor, Vikas Minar, New Delhi – 110002
Phone No. (011)23379731

No. F-1(39)2012/DIR(MPR)TC/

Date: 22.03.2012

Sub: Minutes of the 1st Meeting of Management Action Group on "Slum Rehabilitation and Social Housing" for Review of MPD-2021

First Meeting of Management Action Group (MAG) on "Slum Rehabilitation and Social Housing" was held on 05.03.2012 under the Chairmanship of Secretary (Land & Building), Govt. of NCT of Delhi, at conference room, B-Block, Vikas Bhawan, I.P.Estate, New Delhi. The following members / Special Invitees attended the meeting:

- | | |
|--|------------------------|
| - Secretary (Land & Building), GNCTD | Chairman |
| - Member Finance, DUSIB, GNCTD. | Member |
| - OSD (Plg) MPPR, DDA | Member |
| - Addl. Commissioner(AP), DDA | Co-opted expert member |
| - Prof. Neelima Risbud, Dean of Studies, SPA | Co-opted expert member |
| - Director (Plg.) MPR&TC, DDA | |
| - Consultant (Plg.), DUSIB | |
| - Dy. Secy.(L&B), GNCTD | |
| - Addl. Secy. (L&B), GNCTD | |
| - E.E./ SED-I, DDA | |
| - A.E./SED-1, DDA | |

2. OSD (Planning) MPPR, DDA explained the process and various stages of review of MPD-2021 and informed that the issues related to the Slum Rehabilitation and Social Housing, problems faced by different agencies in implementation of projects etc. can be discussed in the MAG. The recommendations of the MAG will be placed before the Advisory Group, under the Chairmanship of Hon'ble Lt. Governor.

3. With above background, the Members gave various suggestions and these are given in brief below:

i) The Chairman highlighted the role played by DUSIB for implementing the projects related to slum rehabilitation and thus, their feedback will be important for this Management Action Group. He requested all the members to give suggestions in writing so that the same can be circulated along with meeting notice for discussions.

ii) Member Finance, DUSIB informed that he is also associated with DSIIDC as Member Finance.

- DSIIDC is facing problem of sanction of building plans from MCD. It was informed that MCD used to sanction layout/ building plans based on provision in MPD-2001 regarding applicability of ISS Code: 8888 for Low Income Housing. In the absence of similar provision in

MPD-2021, MCD is facing difficulties in sanctioning plans. It was decided that Additional Comm. (Eng.), MCD may be invited for meetings of MAG in future. It was informed that rental housing is one of the options for increasing the housing stock of the city. Rental housing for all types of income group can be incorporated in MPD-2021 for which the limit of minimum plinth area of 25 sqm needs to be relaxed. MPD-2021 may provide different set of development control norms for rental housing.

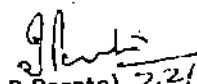
In MPD-2021 in Para 3.3.2 " Guidelines for Redevelopment Scheme" up to 10% of FAR is allowed for commercial use to trigger a process of self generating redevelopment. The commercial component needs to be increased to minimum 20%. The experience of DUSIB reveals that with 10% provision the projects are not commercially viable. Director Finance, DUSIB informed that supply of land is a constraint for EWS Housing. DDA with the help of GNCTD should acquire more land for such schemes. The areas identified should be close to work centres and easily accessible by public transport.

iii) Prof. Neelima Risbud, SPA informed that HUPA has formulated national housing policy and the policies by state govt. including Delhi should be modified keeping in line with HUPA Guidelines. This policy is based on two strategies i.e. Preventive and Curative. The decisions to be taken in this regard are to be database.

iv) Chairman, informed that unauthorized colonies in Delhi provides substantial housing stock in Delhi. However, due to lack of infrastructure most of them are virtually slums. GNCTD/ MCD/ DJB should evolve a user- friendly system, so that the owners will be able to get the plans sanction, services obtained etc. easily.

v) Sh. R.M. Lal, Consultant Planning DUSIB, attended the meeting but could not fully participate in the discussion due to other meeting. He agreed to provide the suggestions in writing for discussion in next MAG.

vi) Sh. Vinay Kumar Addl. Secy. L&B Deptt., suggested that while considering acquisition of land for rehabilitation of slum dwellers, the demography of the area should be kept in mind so that it does not become another slum and create a burden on the existing infrastructure. Also the proximity of the work centres is an important aspect to be considered for rehabilitation.


(I.P.Parate) 22/3/12
Director (Plg.) MPR & TC

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**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI - 110002**

No.F.1 (39)2011/Dir(Plg)MPR&TC / 80

Dated: 22.02.2012

Sub: Minutes of the 1st Meeting of Management Action Group on "Spatial Data and Infrastructure Group" held on 07.02.2012 Under Pr. Secretary IT, GNCTD at, Office of The Commissioner (Trade and Tax) 3rd Floor Vyapar Bhawan, New Delhi.

The following members/Special Invitees attended the meeting:

- Secretary (IT), GNCTD	In Chair
- Additional Secretary (IT), GNCTD	
- Commissioner(Planning) II, DDA	Member
- OSD(Planning) MPPR, DDA	Member
- Director (GIS Unit), DDA	Member
- Director (MPR), DDA	Member
- Dy. Director (NL-I), DDA	
- Senior Technical Director, NIC	
- Member, Urban Planning & Real Estate, RLDA	
- Ms. Preeti Deo – (Research Associates, Representative from SPA)	Special Invitee
- Dr Rajiv Saraf (Transport Engineer and GIS Expert)	Special Invitee

Secretary (IT), GNCTD welcomed all members, expert members, special invitees for the First meeting of the group. He expressed that there is no as such specific chapter available on IT Sector in MPD-2021 and a grass root level perspective are to be formed. The MAG can supplement the necessary inputs with suitable actions by agencies and experts in the field of GIS.

2. OSD (Planning) presented the process and various stages of review of MPD-2021 and agreed with the fact that "Spatial Data and Infrastructure Group" is altogether a new sector in Master Plan and very much essential in the present day scenario, and also informed that as such no specific suggestion related to technological aspects is received by DDA as it is a very new area to explore from the point of documentation. The recommendations of the MAG are placed before the Advisory Group under the Chairmanship of Hon'ble Lt. Governor in the year 2008 prior to formation of Delhi State Spatial Data Integration (DSSDI) project by GNCTD. DSSDI had also initiated some actions, briefly which are mentioned below.

i) Director (Plg.) GIS informed about the further action being taken by DDA which is given as below

- a. Delhi State Spatial Data Integration (DSSDI) project of GNCTD has developed a detailed spatial database for Delhi in collaboration of Survey of India, which has 29 line departments rendering services and public utility. This spatial data is very essential for planning of Delhi as it shows the ground realities. This will determine the planning of Delhi.
- b. The proposed land use at zonal plan level may be drawn on DSSDI maps for reference. All the approved Zonal Plans of Urban Extension Area and the copy of the MPD-2021 have already been handed over to DSSDI Project for initiating the work of super imposition of the Zonal Development Plans on 29.11.2011. The

concerned Planning Department is handling the respective zones validation work at the DSSDI Project Office.

- c. Since Master Plan 2021 is presently at a scale of 1:80000, the same has to be kept at a different page for reference of the public, with Master Plan Level at attribute data attached to the various components of the land use map as per the legend of the map.
- d. The super imposition of Zonal Development Maps on approved development plans on the 3D GIS Map will lead to distortion of the already approved ZDP in terms of the area of the land use parcels. These deviation/changes due to super imposition need approval at appropriate level of the Govt.
- e. DDA has prepared layout of the various acquired land parcels already in the possession of DDA for the purpose of demarcation and disposal of the developed plots under various categories of use. On the lay out plan the written dimensions on the map are available for quantification and calculation. Super imposition of layout plan on the 3D GIS map may not match. This is also to mention that in most of the cities, all over the world layout plans are never super imposed on the GIS maps created from the ortho-photographs, as being done by the DSSDI Project for Delhi 3D GIS Map. The layout plan can be scanned and a hyper link may be provided for visualization by the citizen.

ii) Secretary, IT, GNCTD:

- a. The land use and land ownership should be identified and defined as a core task by DDA and the other local agencies in the GNCTD.
- b. The 3D GIS data base created by DSSDI project of GNCTD for Delhi can be used as a tool for the exercise of creating a data base for the above mentioned core task. The other local agencies/organizations pertaining to the development of Delhi may support and provide necessary data for preparation of a informatics map to be placed in the public domain.
- c. Planning Zone boundary of various zone needs to be identified on the 3D GIS base map so that this information can be used for dissemination for land use/ land cover data of the entire Delhi.
- d. The attribute data pertaining to Planning Zones and the Master Plan 2021 should be part of the data base for the public reference.
- e. The exercise of the super imposition of Zonal Development Maps on the 3D GIS Data may be completed by end of March, 2021. It is suggested that the concerned Planning Department dealing with respective zones should assist the DSSDI Project for mapping of the Master Plan 2021 and the respective Zonal Development Plans.

iii) Commissioner (Planning)-II:

- a. Citizen must able to identify land use of the area of their interest by use of the 3D GIS tool.
- b. The mapping process of super imposition on the 3D GIS base map should start at a macro level i.e. Master Plan and go down to micro level i.e. Zonal Plan and if technically possible at a later stage the layout plan.
- c. At this stage only Master Plan and Zonal Plan may be super imposed on the DSSDI 3D GIS base map.

... ..

- d. Urban Extension may be considered as the primary area while preparing the super imposed maps and later the core area of Delhi can be considered.
- e. The attribute data may be tagged at a later stage. For example in case of Dwarka Project after super imposition of Zonal Development Plan the sector plans may be super imposed followed by tagging of layout maps.
- f. The entire data base needs physical verification at ground jointly by various departments of DDA & GNCTD for their respective data.

iv) **Dr. Rajiv Saraf, Special Invitee:**

- a. The entire exercise of mapping and super imposition may start from the ortho photographs and checking the ground realities and further mapping at the level of layout maps, Zonal Development Maps and Master Plan Land Use maps.

3. **The following action to be taken before the next meeting of the group:**

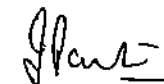
- Information regarding the availability of data and digital data and hard copy and maps are to be given to DSSDI, so that DSSDI may work further on super imposition.

Action: Director (GIS), DDA

- Summary of suggestions (if any) relates to "IT" to be circulated with the meeting notice for deliberation.

Action: Director (MPR), DDA.

The meeting ended with thanks to chair.


(I.P. Parate) 22/2/12
Director (Plg) MPR & TC

Copy to:

- | | |
|--|----------|
| 1. Secretary (IT), GNCTD | Chairman |
| 2. Pr. Secretary, urban development, GNCTD
with the request to nominate concerned officer | Member |
| 3. Commissioner(Planning) I, DDA | Member |
| 4. Commissioner(Planning) II, DDA | Member |
| 5. OSD(Planning) MPPR, DDA | Member |
| 6. Dy Director General, NIC, Dept of Inf. & Tech. | Member |
| 7. Director (GIS Unit), DDA | Member |
| 8. Director (LM)HQ, DDA | Member |
| 9. Director (Estate & Land Development), MOUD | Member |
| 10. Executive Officer, Delhi Cantonment Board, Delhi cantt. | Member |
| 11. Executive Officer, Railway Land Development Board | Member |

Expert Members:

1. Dr Rajiv Saraf, CEO, Lepton Software Export & Research (P) Ltd.
2. Dr. Mahavir, Prof. SPA, New Delhi

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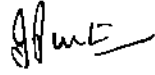
F-1(16)2011/DIR(MPR)TC/ 73

Date: 06.02 .2012

Sub: Minutes of the 1st Meeting of Management Action Group on "Environment Planning and Co-ordination" for review of MPD-2021

First Meeting of Management Action Group (MAG) on "Environmental Planning and Co-ordination" was held on 10.01.2012 under the Chairmanship of Secretary (Environment), Govt. of NCT of Delhi, at conference room, old Secretariat. The copy of the approved minutes along with the copy of the templates are enclosed herewith for further necessary action.

Encl: As above.


(I.P. Parate)
Director (PS)
MPR & TC

Copy to:

- | | |
|---|----------|
| - Secretary (Environment), GNCTD, | Chairman |
| - Development Commissioner, GNCTD | Member |
| - Member(Sewerage)DJB,GNCTD | Member |
| - Commissioner(Plg),DDA | Member |
| - Commissioner(Plg)DDA | Member |
| - OSD (Plg) MPPR, DDA | Member |
| - Representative of MCD, Yamuna Action Group | Member |
| - Executive Engineer, Yamuna Action Plan-II, MCD | Member |
| - Conservator of Forest, Forest Department, GNCTD | Member |

Expert Members:

1. Chairman, CPCB
2. Ms. Sunita Narayan, Centre for Science and Environment
3. Dr. Shovan Saha, SPA, Vijaywada

Special Invitees:

1. Addl. Commissioner(AP), DDA
- ✓ 2. Addl. Commissioner(Landscape), DDA



(8)

DELHI DEVELOPMENT AUTHORITY
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6th Floor: Vikas Minar, New Delhi – 110002
Phone No. (011)23379731

No. F-1(16)2011/DIR(MPR)TC/

Date: 03.02.2012

Sub: Minutes of the 1st Meeting of Management Action Group on "Environment Planning and Co-ordination" for review of MPD-2021

First Meeting of Management Action Group (MAG) on "Environmental Planning and Co-ordination" was held on 10.01.2012 under the Chairmanship of Secretary (Environment), Govt. of NCT of Delhi, at conference room, old Secretariat. The following members / Special Invitees attended the meeting:

- | | |
|---|-----------------|
| - Secretary (Environment), GNCTD, | In chair |
| - Chief Engineer-I, I & F, GNCTD | Member |
| - Chief Engineer-II, I & F, GNCTD | Member |
| - OSD (Plg) MPPR, DDA | Member |
| - Executive Engineer, Yamuna Action Plan-II, MCD | Member |
| - Conservator of Forest, Forest Department, GNCTD | Member |
| - Director, SPA, Vijaywada | Expert Member |
| - Additional Commissioner(Area Planning),DDA | Special Invitee |
| - Additional Commissioner(Landscape),DDA | Special Invitee |
| - Secretary DPCC | |
| - Executive Conservation of Forest | |
| - Chief Engineer, Drainage Project, DJB | |
| - Chief Engineer, SWD (E & S), DJB | |
| - Director (Environment), GNCTD | |
| - Consultant Land, Forest Department, GNCTD | |
| - Scientist(Environment), GNCTD | |
| - Director (Plg.) MPR, DDA | |

2. Secretary (environment), GNCTD welcomed members, expert members, and special invitees for the first meeting of the group. He expressed that chapter on "Environment" of MPD-2021 circulated along with meeting notice, covers all the aspects however it does not spell out action plan. A detailed exercise is hence required with target dates department wise. Different Government departments like Transport, DPCC, MCD (Solid Waste Management) etc. may contribute in this exercise with their valuable suggestions. The MAG can supplement the chapter with suitable actions by all the concerned agencies. Templates should be formed with heads and sub-heads mentioned in the Master Plan.

3. OSD (Planning) MPPR, DDA explained the process and various stages of review of MPD-2021 and informed that the suggestions related to Environment, are to be discussed in the MAG. The recommendations of the MAG will be placed before the Advisory Group, under the Chairmanship of Hon'ble Lt. Governor. It was clarified that aspects related to Solid Waste Management, Land Fill Sites are covered in the chapter on Physical Infrastructure and the same can be circulated along with meeting notice for the next meeting. The MAG, *Environmental Planning and Co-ordination, Review of MPD-2021*

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perspective plans of physical infrastructure prepared by the concerned service agencies are to be incorporated in MPD-2021. These agencies have been requested to provide status report of progress and programme for 2012-2016 as part of review exercise.

4. With above background, the Members gave various suggestions and these are given in brief below:

i) **Director, School of Planning & Architecture, Vijayawada :** Master Plan is a policy document for the development of the whole city, so it has no sole responsibility for exclusive care of Environmental Factors. Various related organizations should come up with their responsibilities. Zonal Development Plan notified by DDA, provides detail policies for specific areas. Similarly, different zones should be identified in detail, based on environmental considerations by various implementing agencies.

ii) **Director, Dept. of Environment, GNCTD:** The organizations / agencies, concerned with Environment aspects, should be very specific about their responsibilities and make specific plans and take actions for it's implementation. Green Building Concept should come up and adopted to protect the environment. Policy regarding reuse of water should be there in the Master Plan.

iii) **Chief Engineer, Irrigation & Flood, GNCTD:** The role/ action of every organization / agency should be identified. Central Water Commission (CWC) should come up with their views, as their role is very much prominent in context of protecting, preserving and resisting pollution in River Yamuna. As accountability of the "Law and order" is not very prominent, it is very easy to encroach and spoil the natural resources. In this context "Law and Order" should come up prominently and play it's role.

iii) **Additional Commissioner (Area Planning), DDA:** CWC should come up with their action plan for River Yamuna and it's bank in different pockets of the city and also should be strict enough to resist all kind of violations.

iv) **Additional Commissioner, Land Scape, DDA:** The MPD-2021 policies were formulated by group consisting of experts from concerned aspects. Master Plan is a policy document and made up within a very specific period of time. It is quite less profound in some of the sectors, and can be reviewed with specific required actions by all stake holders.

5. **Director (MPR) DDA** informed that number of suggestions are received related to Environment, which could be discussed in this MAG such as:

- Request for transfer of Colonies from Zone 'O' (River Yamuna) to Zone 'F' (South Delhi).
- Request for confirming the village boundary in respect to the green belt.
- Inclusion of last revenue village in Zone 'J' as Green Belt.
- Area of Zone 'O' should be restricted upto 300 mt along with both side of River Yamuna.

Further it was informed that in the meeting of Advisory Group under the chairmanship of Lt. Governor held on 23.09.2011, one of the issue identified is "Permissibility of activities in Ridge /Regional Park" which can be discussed in the next meeting.

6. The following actions were identified, so that specific issues can be discussed in next meeting of the group:

- i) Template covering all the components listed in chapter on Environment of MPD-2021 to be prepared within a week.


Action: Director, Environment, GNCTD

- ii) Summary of above suggestions to be circulated with the meeting notice for deliberation.

Action: Director, MPR, DDA

The next meeting of this MAG be organised during the 1st week of February, 2012. The deliberations of the meeting can be placed before the fourth meeting of Advisory Group proposed to be held on 23.02.2012.

The meeting was ended with the thanks to the Chair.


(I.P. Parate)
Director, MPR, DDA

Copy to:

- All invited
- ~~All present~~



I. AIR & NOISE

- **Present scenario**
 - Present Sources of Air Pollution.
 - Annual Average concentration of Critical Air Pollutants etc.
- **Factors contributing to air and noise pollution**
 - Higher growth in private vehicles.
 - Interstate vehicle movement.
 - Air & Noise Pollution from domestic sources / activities.
 - Industrial Air & Noise Pollution.
 - Air & Noise Pollution due to DG sets etc.
- **Policy issues and prescriptions**
 - Regular enforcement drives and strict penal action against vehicles violating pollution norms.
 - Sustainable Public Transport.
 - Setting up of designated cycle tracks.
 - Decongestion on roads by removal of unauthorized encroachments and hawkers.

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I. AIR & NOISE (CONTD.....)

•Policy issues and prescriptions (contd.)

- Green buffering along major roads to ensure noise mitigation.
- Land use planning based on background air and noise level of the area.
- Strict implementation of ban on burning of Biomass, Leaves etc.
- Necessary control measures in adjoining NCR cities / towns.
- Levying of fees on sale and purchase of diesel.
- Subsidy to non-polluting vehicles e.g. Battery Operated Vehicles etc.

•Bench marking

•Monitoring and Implementation

•DPCC

- Department of Environment
- Transport Department
- DMRC
- Department of Industries
- Delhi Police etc.

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II. WASTE

- **Present scenario :Types & disposal mechanism**
- **Factors contributing to improper waste management**
- **Policy issues and prescriptions**
 - Earmarking of the proper waste disposal sites & mapping
 - Recycle & Reuse options etc.
- **Bench marking**
- **Monitoring and Implementation**
 - **MCD**
 - **NDMC**
 - **DCB**
 - **DPCC**
 - **U.D. Dept etc.**

III. WATER

- **Present scenario**
 - Present Water demand and availability etc.
- **Factors contributing to Freshwater depletion & Pollution**
- **Policy issues and prescriptions**
 - River Yamuna Cleaning as per High Power Committee (chaired by Hon'ble LG) report recommendations
 - GIS mapping of the entire sewage and storm water for annexing in the Master Plan
 - Networking of unsewered areas.
 - Separation of the storm water & sewerage network.
 - Preparation of Integrated Watershed Management Plan.
 - Mapping of large consumers/ areas for fresh water
 - Utilizing capacities and status of STPs and CETPs
 - Mapping the availability of treated water for recycle and reuse.
 - Setting up of dual pipeline to make available treated wastewater for horticulture/ gardening purposes like water supply network.

III. WATER (CONTD....)

- Policy issues and prescriptions (contd.)
 - Recharge of Ground Water: minimizing Runoff & increasing local infiltration
 - Metering of the groundwater drawl
 - Revival and restoration of water bodies.
 - Drainage Master Plan etc.
- Benchmarking
 - DJB
 - MCD
 - NDMC
 - I&FCD
 - CWC
 - U.D. Dept..
 - Env. Dept. etc.
- Monitoring and Implementation



IV. GREENING

- Present scenario
- Policy issues and prescriptions
 - Diversification and improvement of Species on Ridge/ regional park
 - Linking Greens & Creating City level Networks
 - Ridge boundary demarcation and protection
 - Biodiversity spaces/parks
 - Consolidation & notification of forest land
 - Development of Parks and Gardens.
 - Green belt
 - Zone 'O' Development as recreational & green area etc.
- Quantification & Bench marking

IV. GREENING (CONTD...)

- **Monitoring and Implementation**
 - Department of Forests
 - DPGS
 - DDA
 - MCD
 - All Greening Agencies etc.

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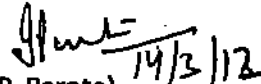
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F-1(16)2011/DIR(Plg.)MPR & TC/ 95

Date: 14.03.2012

Sub: Final Minutes of the 2nd Meeting of Management Action Group on "Environment Planning and Co-ordination" for Review of MPD-2021

Second Meeting of Management Action Group (MAG) on "Environment Planning and Co-ordination" was held on 02.03.2012 under the Chairmanship of Secretary (Environment), Govt. of NCT of Delhi, at Conference room of Dept. of Environment, 6th Floor, C-Wing, Delhi Secretariat. The copy of the approved minutes are enclosed herewith for further necessary action.


(I.P. Parate) 14/3/12
Director (Plg.) MPR & TC

Copy to:

- | | |
|---|----------|
| - Secretary (Environment), GNCTD, | Chairman |
| - Development Commissioner, GNCTD | Member |
| - Member(Sewerage)DJB,GNCTD | Member |
| - Commissioner(Plg)I,DDA | Member |
| - Commissioner(Plg)II,DDA | Member |
| - OSD (Plg) MPPR, DDA | Member |
| - Chief Engineer (I & F), GNCTD | Member |
| - Executive Engineer, Yamuna Action Plan-II, MCD | Member |
| - Conservator of Forest, Forest Department, GNCTD | Member |

Expert Members:

1. Chairman, CPCB
2. Ms. Sunita Narayan, Centre for Science and Environment
3. Dr. Shovan Saha, SPA, Vijaywada

Special Invitees:

1. Addl. Commissioner(AP), DDA
2. Addl. Commissioner(Landscape), DDA

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Phone NO.(011)23379731.

No. F-1(16)2011/Dir (Plg.)MPR&TC/

Date:14.03.2012

Sub: Minutes of the 2nd Meeting of Management Action Group on "Environment Planning and Co-ordination" for review of MPD-2021

Second Meeting of Management Action Group (MAG) on "Environmental Planning and Co-ordination" was held on 2nd March' 2012 under the Chairmanship of Secretary (Environment), Govt. of NCT of Delhi, in the Conference Room, Deptt. of Environment, 6th Floor, C-Wing, I.P.Estate, Old Secretariat, New Delhi. The following members / Special Invitees attended the meeting:

1. Secretary (Environment), GNCTD, In chair
 2. Additional PCCF
 3. Chief Conservator of Forest, Forest Department, GNCTD
 4. Member Secretary, DPCC
 5. Chief Engineer (I&F) GNCTD.
 6. Director (Environment), GNCTD.
 7. OSD (Plg) MPPR, DDA
 8. Director (Plg.)MPR,DDA
 9. Director (Plg.) AP(E/O), DDA.
 10. AD (DPCC).
 11. DCF(N), GNCTD
 12. Executive Engineer, Yamuna Action Plan-II, MCD
 13. EE,CD-V(I&FC).
 14. EE,DJB.
 15. Scientist(Environment),GNCTD
 16. Consultant Land, Forest Department, GNCTD.
- 2 Secretary (environment), GNCTD welcomed members, expert members, and special invitees to the second meeting of the group. Thereafter, agenda items were taken up for discussion.
- 3 a) **Confirmation of minutes of 1st meeting of MAG held on 10.01.2012.**
- Since there were no suggestions, the minutes were confirmed.
- b) **Action taken note of 1st meeting of MAG held on 10.01.2012.**
- i) As decided in the meeting, templates covering all the components were prepared. These templates were circulated along with the minutes of the meeting.
 - ii) Minutes of MAG held on 10.01.2012 was placed before Advisory Group meeting held on 23.02.2012.

... ..

- iii) Summary of the suggestions received from different Organizations, Public representatives, individuals etc. have been prepared and circulated along with the Meeting Notice of 2nd MAG.
4. Chairman informed that the issue regarding finalization of the boundary of Ridge/Regional park was discussed in 3rd meeting of the Advisory Group on review of MPD-2021 held on 12.1.12 under the chairmanship of Hon'ble L.G. As mentioned in the minutes, the exercise is to be completed within 3-4 months.

The status regarding finalization of the boundaries was explained by Sr. Officers and officials of Department of Forests, GNCTD. It was decided that based on discussion, the exact status of the boundaries will be presented by the officers in next meeting of the Management Action Group.

- ii) Additional Commissioner (Land Scape), DDA could not attend the meeting due to inauguration of Flower show at Dwarka. It was also decided that the Commissioner (LM), DDA may also be invited in next meeting of the MAG.
- iii) The group felt that quantum of private land can be broadly identified after finalization of the boundaries of the ridge/regional park and notified forest area. Once these boundaries are finalized, permissible activities in private land can be discussed in MAG.

5 Summary of the suggestions received related "Environment Planning and Coordination".

- i) **Request for transfer of colonies from "Zone O" (River Yamuna) to "Zone F"(South Delhi).**

Director (Plg.) "Zone O" DDA explained that the unauthorized colonies in the process of regularization will be dealt by Urban Development Deptt., GNCTD as per approved policy. On recommendation of the GNCTD, the process for modifications in land use can be initiated by DDA.

Secretary (Environment) suggested that the Dir.(Plg.)Zone 'O' to broadly identify & plot on DSSDI map the location/clusters of such colonies in Zone 'O' map with the help of Urban Development Deptt. and DSSDI.

- ii) **& Request for confirming the village Boundary in respect to Green Belt**
- iii) **and inclusion of last revenue village in Zone 'J' as Green belt.**

MPD-2021 provides policy for declaration of green belt along with GNCTD boundary wherever available. In case of Zone 'J', the peripheral village is mostly indicated as Regional Park and thus the suggestions for amending the land use from Regional park to Green Belt is not agreed upon.

- iv) **Permissibility of activities in Ridge/Regional Park/Green Belt/ Reserved Forest.**

This will be dealt separately as mentioned in Para 4 above.

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6. Any other Item:

DDA Officers explained the recent Orders of the Chief Engineer(HQ) DDA with the approval of Hon'ble Lt.Governor regarding *"sanctioning of building plans for Group Housing Residential, Institutional and Commercial building, a mandatory condition may be inserted in the sanctioning memo that the building so constructed shall be dual piping system and mini sewage treatment plant shall be constructed within premises for treatment of sewage and utilizing the treated water for purposes other than drinking with dual pipes system."*

The MAG welcomed the orders and requested Dir.(Env.),GNCTD for circulating to all Govt.Departments, MCD & NDMC for following it while preparing the building plans.

Action: Director(Environment)GNCTD.
Chief Planner- MCD
Chief Architect - NDMC.

Next review meeting to be conducted before 21-03-2012 i.e. before next Advisory Group meeting

The meeting ended with vote of thanks to the chair.

(I.P. Parate)
Director (Plg) MPR & TC.

Copy to:

- All the Members
- Co-opted Experts
- Special Invitees.

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**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI.**

No.F.1(5)/2011/Dir.(Plg.)MPR & TC/42

Dt: 18/11/11

Minutes of the First Meeting of the Management Action Group "Enforcement & Monitoring" held on 03.11.2011 under the Chairmanship of Vice Chairman, DDA.

The First meeting of the Management Action Group Enforcement & Monitoring on Mid Term Review of MPD-2021 was held on 03.11.2011 under the Chairmanship of Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

- 1) Vice-Chairman, DDA in chair
- 2) Commissioner (Plg)-I., DDA
- 3) Chief Architect, DDA
- 4) Joint Secy. (UD), GNCTD
- 5) Director (DD)MOUD, GOI.
- 6) Chief Town Planner, MCD.
- 7) Addl. Commr. (MCD).
- 8) Addl. Chief Architect, DDA
- 9) Director (Works) DDA
- 10) Suptdg. Engineer (P) HQ, MCD
- 11) Suptdg. Engineer, MCD
- 12) Dy. Chief Arch. NDMC.
- 13) Sh. J.C. Gambhir, Ex. Commr. (P.g) DDA
- 14) Sh. S.C. Gupta, Consultant, Urban Development
- 15) Sh. Vijay Risbud, Advisor/Consultant, DDA

1. Vice Chairman, DDA, welcomed all the members and the special invitees for the first meeting of Management Action Group "Enforcement & Monitoring". He requested OSD (Plg) MPPR to give background and introduce the subject.
2. OSD (Plg.) MPPR presented the action programme by various agencies for implementation of MPD-2021. During presentation, it was also informed that the following Govt. Departments/ local bodies associated with the provision of infrastructure in Delhi have been requested to provide information/status report for Review of MPD-2021.

- Member Secretary(Power)GNCTD
- Chief Executive (I&F)GNCTD
- Commissioner,MCD
- Chief Executive Officer,DJB
- Chief Engineer,CSE

Vice Chairman, DDA suggested that in case no information is received, the file may be put up for sending reminder/request at appropriate level.

Action: Director(MPR)

3. It was informed that population of Delhi as per 2011 census figures is slightly lower than as envisaged in MPD-2021. It was decided that infrastructure should be provided as per earlier envisaged population in MPD-2021 and not for reduced population projection.

Action: Director (MPR)

4. Sh.S.C.Gupta, expert member, associated with preparation of Local Area Plans by MCD, informed that 33(Thirty three) Local Area Plans are under preparation. These Local Area Plans are likely to be presented before the Hon'ble Lt. Governor, Delhi.

Action: MCD

5. Superintending Engineer (Bldg.) MCD presented the instructions received from Raj Niwas regarding provision of Mandatory stilts in Residential plots. After discussion, it was in principle agreed that stilts can be made mandatory for 50 Sq.mtr. and above residential plots. This provision will be implemented only in cases of complete re-construction of existing building and for new buildings. This recommendation be put up to the Advisory Group in Mid-Term Review of MPD-2021.

The meeting ended with vote of thanks to the chair.

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DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DIR (PLG.) MPR
6th FLOOR, VIKAS MINAR
NEW DELHI: TEL.NO.23379731

No. F.1(5)2011/Dir.(Plg)MPR/TC /60

DL - 06.01.2012

Sub: Minutes of the Second Meeting of the Management Action Group "Enforcement & Monitoring" held on 28.12.2011.

Second meeting of the Management Action Group "Enforcement & Monitoring" on Mid Term Review of MPD-2021 was held on 28.12.2011 under the chairmanship of Vice Chairman, DDA at Vikas Sadan, New Delhi. Please find enclosed herewith copy of the minutes for further necessary action.

Encl: As Above


(I.P. Parate)
Dir(Plg)MPR


- Chairman

Members

- ✓1) Vice-Chairman, DDA
- ✓2) Engineer Member, DDA
- ✓3) Pn. Secretary (Urban Development)GNCTD, Delhi
- ✓4) Commissioner(MCD)
- ✓5) Chair Person (NDMC)
- ✓6) Commissioner (Plg)-I., DDA
- ✓7) Commissioner (Plg)-II., DDA
- ✓8) Commissioner (LM), DDA
- ✓9) Commissioner (LD), DDA
- ✓10) Director (DD) MOUD

Co-opted Expert Members

- ✓1) Sh. J.C. Gambhir, Ex. Commr.(Plg)DDA
- ✓2) Sh. S.C. Gupta, Consultant, Urban Development
- ✓3) Sh. V.K. Bagga, Ex.CTP, MCD.
- ✓4) OSD (Plg.)MPPR, DDA

Special Invitee

- ✓ Secretary-cum-commissioner, Deptt. of Industry, GNCTD
- ✓ ED, DSIIDC — *As per direction of Dir(MPR) Not to be sent*
- ✓ Chief Architect, DDA
- ✓ Chief Town Planner, MCD
- ✓ Sh. Vijay Risbud, Consultant & Adviser, NPIIC
- ✓ Chairman, Delhi & NCR Committee, PHD Chambers of Commerce & Industry.
- ✓ Chief Engineer (PD), DMRC
- ✓ Sh. S.B. Khodankar, Director (Plg) MP

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI: 23379731

No.F.1(5)/2011/Dir.(Plg.)MPR &TC/

Dt:

Subject: Minutes of the Second Meeting of the Management Action Group "Enforcement & Monitoring" held on 28.12.2011 under the Chairmanship of Vice Chairman, DDA.

The Second meeting of the Management Action Group on "Enforcement & Monitoring" on Mid Term Review of MPD-2021 was held on 28.12.2011 under the Chairmanship of Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

- | | |
|---|--------------------------|
| 1) Vice-Chairman, DDA | - Chairman |
| 2) Secretary-cum-commissioner, Deptt. of Industry, GNCTD | - Special Invitee |
| 3) Addl. Commissioner(MCD) | - Member |
| 4) Commissioner (Plg)-I., DDA | - Member |
| 5) Commissioner (Plg)-II., DDA | - Member |
| 6) Sh. J.C. Gambhir, Ex. Commr.(Plg)DDA | - Co-Opted Expert Member |
| 7) Sh. S.C. Gupta, Consultant, Urban Development | - Co-Opted Expert Member |
| 8) Sh.V.K.Bagga, Ex.CTP,MCD. | - Co-Opted Expert Member |
| 9) ED, DSII DC | - Special Invitee |
| 10) Chief Town Planner, MCD | - Special Invitee |
| 11) Dy. CE/ DMRC | - Special Invitee |
| 12) Chairman, Delhi & NCR Committee, PHD Chambers of Commerce & Industry. | - Co-Opted Expert Member |
| 13) OSD (Plg.)MPPR, DDA | |
| 14) DY. Town Planner, MCD | |
| 15) SE, MCD | |
| 16) AE (Bldg) HQ, MCD | |
| 17) Asstt. Secretary, PHDCCI | |
| 18) Kapil Gupta, PHDCCI | |
| 19) Mukul Gupta, PHDCCI | |

2. Vice Chairman, DDA, welcomed CMD, DSII DC, members, expert members and all the special invitee for the second meeting of Management Action Group "Enforcement & Monitoring". He suggested

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that the issues where the decisions have already been taken by the Ministry of Urban Development, Govt. of India as well as those at Raj Niwas should not be included in the agenda in future. Commissioner (Plg.)II presented the process and various stages of review of MPD-2021 and stressed that all the suggestions received in DDA are to be discussed in various Management Action Groups (MAG) so that the recommendations of MAG are placed before the Advisory Group under the Chairmanship of Hon'ble L.G. It was further informed that wherever the specific issues are discussed at various other forums these are also being placed before the respective Management Action Group for participatory planning. The chairman desired that from next meeting the detailed agenda notes to be circulated along with the meeting notice.

Action: Director (MPR)

3. Following specific issues were presented & discussed during the meeting:

S. No.	Issues/ Suggestion	Observation/Recommendation of the Group
A. i)	<p>DSI IDC (Issues referred by DSI IDC vide D.O. Letter No. C1/PS/2011/3044 dated 09/12/2011; Diary no- 477) Relating to the Regulations & Guidelines for Re-development of Existing Planned Industrial Area notified on 1.4.2011. It was informed that MCD needs certain clarifications regarding implementation of these guidelines.</p>	<p>It was informed that the clarifications have already been discussed in the last Authority Meeting. The Master Plan Section to clarify the same & forward a copy of the minutes of the Authority meeting to the MCD as well as DSI IDC, GNCT Delhi. Action: Director(MP)</p>
ii)	<p>TDR Policy DSI IDC requested for formulation of the regulations for using TDR as a tool as mentioned in MPD-2021.</p>	<p>It was informed that a policy regulation on this aspect is being taken up as a separate agenda item. Action: Director (Plg.)MPR</p>

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<p>iii)</p>	<p>Regarding Inclusion of Service sectors activities in manufacturing use zone.</p> <p>The possibility of including the service sectors as per MSMED Act, 2006 in industrial units category as given in annexures of chapter of Industry in MPD-2021.</p>	<p>It was felt that various types of Institutes, professional offices etc. covered under the service sector are already permitted under various land uses in MPD-2021. This needs detailed premise by premise examination. DSIIDC agreed to initiate further examination of this with other agencies in Delhi.</p> <p>Action: DSIIDC & MCD : Director (MP)</p>
<p>iv)</p>	<p>Regarding the proposed Guidelines for re-development of un-planned Industrial areas.</p> <p>DSIIDC officers informed that suggestions were discussed during the public consultation meeting held under the Chairmanship of Secretary, Urban Development, Govt. of India on 11.10.11.</p>	<p>Commissioner(Plg.)II DDA informed that the minutes of the meeting have been issued by the MoUD and the modifications have been categorised under following categories:</p> <ul style="list-style-type: none"> i) Modifications that could be covered as part of the regulations within the framework of MPD 2021. ii) Modifications that are to be processed for amendment in MPD 2021 under section 11(A) of D. D. Act. <p>DSIIDC was explained about the decisions taken in MoUD meeting. The copy of the minutes were also handed over to them.</p> <p>Action: Director (MP)</p>
<p>B</p>	<p><i>PHD Chambers of Commerce and Industry. (Issues referred by PHD Chambers vide letter no. IP-15(Inf)-2211 dated 16.11.2011 & ST-11-D-2221 dated 17.11.2011; Diary no-1429,1435,1540,1556,1563,1566)</i></p>	
<p>i) a)</p>	<p>Industry Use Zone Guidelines</p> <p>In Table 7.3; Development Control Norms the unit of "50 workers" as mentioned in definition should be deleted.</p>	<p>The group observed that the unit about number of workers can be deleted in view of higher FAR proposed for industrial plots in case of re-development.</p> <p>Action: Director (Plg.)MPR</p>

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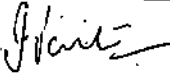
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b)	<p>In Table 7.3 development control norms, maximum height in case of use premises, "Flatted group industries" is prescribed as 26 mtr. This may be removed and replaced as given in case of Group housing i.e. "No restriction" subject to clearance from Airport Authority of India/Fire Department and other statutory bodies.</p>	<p>The group felt that this needs detail examination by Fire Department and MCD.</p> <p style="text-align: right;">Action: DSIIDC : MCD</p>
ii)	<p>The Industries be permitted on all floors and relaxation of height of floors.</p>	<p>The group observed that this issue relates with building-bye-laws and need to be examined by the local body.</p> <p style="text-align: right;">Action: MCD</p>
iii)	<p>In Table 7.1; Parameters for Industrial Units in Different Use Zones and Use Premises - The maximum number of workers (5) and the maximum power load of 5 KW as prescribed in case of Household industries be removed.</p>	<p>DSIIDC was requested to examine the issue of maximum number of workers with reference to the labour laws.</p> <p style="text-align: right;">Action: DSIIDC</p>
c	<p>DMRC <i>(Issues referred by DMRC vide letter dated 17.11.2011, Diary no- 1434)</i></p> <p>The representative of DMRC presented the suggestions regarding enhanced FAR for property development, ground coverage, reduction in parking norms, with no additional FAR charges etc. Further suggestions were made related to the increasing the extent of construction for property development on land allotted to DMRC for Depots.</p>	<p>After discussion group felt that the Ministry of Urban Development, Govt. of India has already constituted the Task Force to deliberate on these issues.</p> <p>The group suggested that instead of permitting higher FAR on property development and on depot to DMRC without location, specific examination from planning point of view i.e. access roads, services etc.; it may be appropriate that DDA provides funds to DMRC out of "urban development funds". Alternatively, DDA may handover few sites of commercial centres to DMRC for design, development & disposal to raise the desired funds.</p> <p style="text-align: right;">Action: Finance Member : Commissioner(LD)</p>

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D	<p>Other Items <i>(Issues referred by GNCTD vide letter no. D/320/Dir.(NS)/11 dated 15.12.2011; Diary no- 481)</i></p> <p>In MPD-2021 in advertently two sets of norms for night shelter i.e. One for one lac population & for 5 lac population have been provided.</p>	<p>Director (MP) informed that the clarifications have been provided to Govt. of NCT of Delhi that norms of "one night shelter for 5 lacs population" to be followed. The group recommended processing for suitable amendment in MPD – 2021, as part of review.</p> <p>Action: Director (MPR)</p>
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The meeting ended with vote of thanks to the chair.


 (I.P. Parate)

Director (Plg.) MPR & TC

Copy to

- All members of the group
- Special Invitees
- P.S. to V.C., DDA
- OSD to V.C., DDA
- P.S. to Lt. Governor

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DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR(Plg.)MPPR
6th FLOOR: VIKAS MINAR
NEW DELHI: TEL.NO.23379731

No. F.1(10)2011/Dir.(Plg)MPR/TC/57

Dt: 28.12.11

Sub: Minutes of the First Meeting of the Management Action Group "Common Platform for Building approvals" held on 12.12.2011.

First meeting of the Management Action Group "Common Platform for Building approvals" held on 12.12.2011 under the chairmanship of Engineer Member,DDA. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl: as above

[Handwritten Signature]
28/12/11

(I.P. Parate)
Director (Plg) MPR & TC

Copy to:

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|--|----------|
| 1. Engineer Member, DDA | Chairman |
| 2. Commissioner (Plg),DDA | Member |
| 3. Commissioner (Plg)II, DDA | Member |
| 4. Chief Planner, TCPO, Govt. of India | Member |
| 5. Chief Planner, MCD, | Member |
| 6. Chief Architect, NDMC. | Member |
| 7. Chief Architect, DDA | Member |
| 8. Secretary, DUAC | Member |
| 9. OSD(Plg)MPPR,DDA | Member |
| 10. Suptdg. Engineer (Bldg.) MCD | Member |
| 11. Director (Bldg.)DDA | Member |

CO-OPTED EXPERT MEMBERS

1. President, Council of Architecture
2. Sh.Ujan Ghosh, President, Institute of Urban Designers India.
3. President, IIA
4. Sh. Sudhir Vohra, Architect

o/c

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1. The first part of the document is a list of names and their corresponding addresses. The names are listed in the left column, and the addresses are listed in the right column. The names are: John Doe, Jane Smith, and Bob Johnson. The addresses are: 123 Main St, 456 Elm St, and 789 Oak St.

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI - 110002**

No.F.1(5)/2011/Dir.(Plg.)MPR &TC/57

Dt: 28/12/11

Sub: Minutes of the First Meeting of the Management Action Group "Common Platform for Building approvals"

The First meeting of the Management Action Group "Common Platform for Building approvals" on Mid Term Review of MPD-2021 was held on 12.12.2011 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following members/Special Invitees attended the meeting:

- Engineer Member, DDA – In Chair
- Chief Town Planner, TCPO
- Commissioner(Plg.) I, DDA
- Commissioner(Plg.) II, DDA
- Chief Architect, DDA
- Chief Town Planner, MCD
- OSD(Plg.)MPPR, DDA
- Secretary, DUAC
- President, IUDI
- Hon'ry Treasurer, IIA
- Dy. Architect, NDMC
- A.E. Building(HQ) MCD
- Sh. Kapil Gupta – representative of NAREDCO
- Sh. Mukul Gupta – representative of NAREDCO
- Sh. Sehgal – representative of NAREDCO
- Sh. Kaushal Gupta – representative of ASSOCHAM
- Sh. Pramod Uniyal - representative of ASSOCHAM

2. Engineer member, DDA welcomed all the members and Special Invitees for the 1st meeting of the Management Action Group (Common Platform for building approvals). He requested Commissioner (Plg.)-II to give the back ground and introduce the subject. Commissioner (Plg.)-II explained the background of formation of Management Action group and review of MPD-2021 and the issues to be discussed in the meeting.

3. The suggestions forwarded by MCD, NAREDCO and ASSOCHAM were presented by the representatives of the respective organizations. The issues in brief and observations /suggestions of MAG are given below:

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S. No.	Issues/ Suggestion	Observation/Recommendation of the Committee
A.	<p>Development Controls: I - STILTS <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473, ASSOCHAM; Dairy No.-1460, 1463, 1552, 1654, 1659)</i> Provision for Mandatory stilts in residential plot: It was informed that as per observations received from Hon'ble L.G. stilts to be made mandatory for all plots measuring 50 Sq.mtr and above.</p>	<p>It was clarified that, as per MPD-2021, for Residential plots measuring less than 250 Sq.mtr. there is no requirement of parking space within the plot. The Group felt that MCD may re-examine in detail, actual feasibility of provisions of stilts for parking purpose in residential plots upto 100 Sq.mtr. with respect to reduction of front set-back/open area and available frontage etc. MCD may submit the detailed report before the next meeting of the Advisory Group. (Action: MCD)</p>
	<p>II -BASEMENT: <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473, NARDECO; Dairy No.- 458, 615, 1627, ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659)</i> i) MCD suggested for provision of 2mtr. Set-back on both sides of the plot from the safety point of view, in view of the recent building mishaps in Delhi. ii) Sub- clause 8 (5)(a) be amended by deleting words "maximum equivalent to and replacing by "For". iii) The sub- clause 8 (5)(b) regarding Basement needs to be amended from: - "The Basement(s) above the plot level shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation.</p>	<p>It was felt that technological solutions are possible and can be examined & specified for safety of the adjoining plot, like making diaphragm wall compulsory before excavation. MCD may re-examine & incorporate this aspects for consideration in the next advisory group meeting. (Action: MCD)</p> <p>The Group did not agree with the proposed modification in MPD-2021</p> <p>The Group after detailed discussion agreed for suggestion and recommended following amendment in the clause. "The Basement(s) beyond building line shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation". (Action: MPR)</p>
	<p>III- Mezzanine/ Service Floor <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473)</i> Existing sanctioned Mezzanine/ Service floor, which were free from FAR as per MPD-2021, should continue to be free from FAR to the same extent.</p>	<p>The FAR has been enhanced in MPD-2021 after including all the floor area which was not counted in FAR prior to MPD-2021. Thus the Group was not in agreement with the proposed change.</p>
	<p>IV- SETBACK: <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473)</i> In case the permissible/ proposed coverage is not achieved with the</p>	<p>Provisions in MPD-2021(Table 17.1) are sufficient and hence no change was suggested.</p>

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<p>above mentioned setbacks in a plot, the setback of the preceding category may be allowed" to the extent required in preceding category.</p>	<p>If required Local Body could issue administrative orders, wherever required.</p>
<p>V - Public & Semi Public: (Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473) Development Control Norms for School, Colleges needs to be defined. Problems are faced for old colleges in Delhi University.</p>	<p>It was deliberated that the break-up of building area and play field will be governed by allotment / lease conditions. However the suggestions of MCD regarding sanction of building plans for colleges/large campus needs to be addressed in MPD-2021. The development control norms for Public and Semi-Public facilities- colleges and other educational campus of 4 ha. and above can be considered in MPD-2021. (Action: MPR)</p>
<p>VI - Sub Division of Plots/ Amalgamation of Plots: (Issue. referred by NAREDCO; Dairy No.- 458, 615, 1627)</p>	<p>It was informed that the Regulations within the frame work of MPD-2021 are in the process of notification by the Ministry of Urban Development, Government of India. (Action: MPR)</p>
<p>VII- Medical Facility (Issue referred by NAREDCO; Dairy No.- 458, 615, 1627 & ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659) Medical Facility provision in use permissibility of use zone "M" and more than 100 beds in sub clause 8(2) in residential & PSP use of Development Code.</p>	<p>In MPD-2001 hospital up to 200 beds were permitted in residential and commercial use (C-1) However in MPD-2021, hospitals of only up to 100 beds are permitted in Residential and Commercial use (C-1). Provision of MPD-2001 should not be reintroduced in MPD-2021 to permit hospitals up to 200 beds in residential use zone. In MPD-2021 hospital is permitted in industrial area as per table 7.2 but not permitted under clause 8(2) of Development Control. To remove this anomaly, hospital may be permitted in use zone-M. (Action: MPR)</p>
<p>VIII- Service Floors (Issue referred by NAREDCO; Dairy No.- 458, 615, 1627 & ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659)</p>	<p>Outside the scope of review of Master Plan.</p>
<p>B. GROUP HOUSING: I - (Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473, NAREDCO; Dairy No.- 458, 615, 1627, ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659) i) Density calculation for Group Housing needs to be streamlined. ii) Provision of EWS - 15% FAR or 35% of DU's. Only one condition is sufficient. iii) Applicability of FAR charges on EWS allowed over and above 200 FAR. iv) Permission for group housing in residential plots of approved colonies.</p>	<p>i) In order to achieve planned density and FAR mix of different category of housing is required. Thus no change in MPD is suggested. ii) The Group observed that 15% FAR is sufficient and Condition of 35% of DU's can be deleted. iii) No clarification is required in MPD iv) This is part of the modification in approved layout plan of residential colonies within the frame work of Master Plan by the concerned local body. No amendment in MPD-2021 is required. (Action: MPR)</p>
<p>II -Norms for enhanced FAR for Group Housing Scheme. (Issue referred by NAREDCO; Dairy No. - 458, 615, 1627)</p>	<p>MPD-2021 has already provided for the enhancement of FAR and no further action is required.</p>

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	<p>III - Enhancement of additional floor area for Community/ Recreational Hall in Group Housing para 4.4.3 B. <i>(Issue referred by NAREDCO; Dairy No.- 458, 615, 1627 & ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659)</i></p>	<p>It was suggested Additional floor area at the rate of 0.5% of permissible FAR subject to maximum of 1000 sq.mtr. may be allowed free from FAR for community needs of the residents in case of Group Housing (Action: MPR)</p>
<p>C.</p>	<p>Mixed Land Use: I - PARKING: <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473)</i> As per Master Plan-2021, parking @ 2ECS per 100 sq mt. Built area to be provided in the mixed land use premises. Whereas according to the MCD Notification dated 22.6.2007, the allottee were allowed to pay one time parking charges under Mixed Use @ 1 ECS per 50 sq. mt. on the basis of plot area. Provision of Master Plan -2021 should prevail and modification as proposed by MCD in Notification dated 22.6.2007 may be reviewed.</p>	<p>The provisions of MPD-2021 in this regard may continue and amendments/ notifications as forwarded by MCD to Ministry of Urban Development be withdrawn with the approval of Competent Authority.</p> <p style="text-align: right;">(Action: MCD & MPR)</p>
	<p>II - FITNESS CENTRE <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473)</i> Fitness Centre words added 'as existing on 7.2.2007' in the Gazette Notification dated 12.8.2008 needs to be substituted as "12.8.2008 existing on that date as the same were allowed to continue in the Master Plan-2021 (7th February, 2007) ad banned on 12.8.2008 by way of Gazette Notification.</p>	<p>The Group agreed in principle for replacing the date "7.2.2007 by 12.8.2008." in MPD-2021 in view of MCD's request. (Action: MPR)</p>
	<p>III a) Small shop on notified roads - whether parking charges applicable or not.</p> <p>III b)Size of shops / offices on notified roads(Mixed Land Use/ Commercial)- (minimum/ maximum)</p>	<p>i) It was clarified that parking charges are applicable on all notified roads. This issue does not require any amendment in MPD-2021.</p> <p>ii) The floor area and number of shops were given in MPD-2001. However, this was removed to introduce flexibility in the plan. Hence no change is recommended in the Master Plan.</p>
<p>D.</p>	<p>INDUSTRIAL PLOT: I - <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473, NAREDCO; Dairy No.- 458; 615, 1627, ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659)</i> Development Control Norms for</p>	<p>The provision given in the guidelines for redevelopment of existing planned industrial areas are self explanatory. Hence no change is recommended in MPD</p>

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	Industrial Plots need to be streamlined.	
	II - Residential use in existing industrial plots. <i>(Issues referred by NAREDCO; Dairy No.- 458, 615, 1627))</i>	<p>The Group felt that Residential activity in individual industrial plot can be considered and the provision for watch and ward in individual plot is given in MPD-2021.</p> <p>However, Group felt that in case of planning of new industrial areas as well as for redevelopment of clusters/areas about 15%-20% area shall be reserved for industrial worker, staff housing. Norms for land distribution in industrial areas in table 7.2 needs to be suitably reworked to include residential use premises. (Action: MPR)</p>

The meeting ended with thanks to Chair.

Shant
28/12/11
Director (MPR)

Copy to:

- I. All members of the Group
- II. Special Invitees
- III. PS to Engineer Member-Chairman of MAG
- IV. OSD to Vice Chairman, DDA
- V. PS to Lt. Governor, Delhi

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DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DIR.(PLG.)MPR&TC
6th FLOOR; VIKAS MINAR
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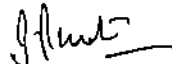
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Sub: Minutes of the Second Meeting of the Management Action Group "Common Platform for Building approvals" held on 31.01.2012.

Second meeting of the Management Action Group "Common Platform for Building approvals" held on 31.1.2012 under the chairmanship of Engineer Member, DDA. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl: as above


(I.P. Parate)
Director (Plg) MPR & TC

Copy to:

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| 2. Chief Planner, TCPO, Govt. of India | Member |
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| 9. OSD(Plg)MPPR, DDA | Member |
| 10. Suptdg. Engineer (Bldg) MCD | Member |
| 11. Director (Bldg.) DDA | Member |

CP-OPETED EXPERT MEMBERS

1. President, Council of Architecture
2. Sh. Ujan Ghosh, President, Institute of Urban Designers India
3. President, Indian Institute of Architect
4. Sh. Sudhir Vohra, Architect

SPECIAL INVITEES

1. Addl. Commr.(Plg) Area Planning, DDA
2. Director(MP)DDA

12

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DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6th Floor: Vikas Minar, New Delhi – 110002
Phone No. (011)23379731

No. F. 1(10)/2011/Dir.(Plg.)MPR &TC/

Date: 17 February , 2012

Sub: Minutes of the Second Meeting of the Management Action Group "Common Platform for Building approvals"

The Second meeting of the Management Action Group "Common Platform for Building approvals" on Mid Term Review of MPD-2021 was held on 31.01.2012 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following Members/ Co-opted Expert Members/ Special Invitees attended the meeting:

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|------------------------------|----------|
| - Engineer Member, DDA | Chairman |
| - Chief Town Planner, TCPO | Member |
| - Commissioner(Plg.) I, DDA | Member |
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| - Secretary, DUAC | Member |
| - Director(Building), DDA | Member |
| - Hon'ry Treasurer, IIA | |
| - Dy. Architect, NDMC | |
| - A.E. Building(HQ) MCD | |

2. **Chairman/Engineer Member, DDA** welcomed all the members and Special Invitees for the 2nd meeting of the Management Action Group (Common Platform for building approvals). Thereafter, OSD (Plg.)MPPR gave back ground of the issues to be discussed in the meeting.

3. **CONFIRMATION OF THE MINUTES OF THE 1st MEETING OF MANAGEMENT ACTION GROUP "COMMON PLATFORM FOR BUILDING APPROVALS" ON 12.12.11**
Since there were no observations by any members, the minutes of the meeting of 12.12.2011 were confirmed.

4. **REVIEW OF ACTION TAKEN NOTE ON 1st MEETING OF MANAGEMENT ACTION GROUP "COMMON PLATFORM FOR BUILDING APPROVALS" HELD ON 12.12.11.**

i) Development Controls – Study/examination related to stilts, parking and set back in basement by MCD

The officers from MCD informed that they would be submitting desired input shortly. EM, DDA suggested that MCD may submit the detailed report on actual feasibility of provisions of stilts for parking purpose in residential plots upto 100 Sq.mtr. with respect to reduction of front set-back/open area and available frontage etc.

- ii) Director(Plg)MPR informed that all the modifications suggested by the Management Action Group along with the minutes of MAG meeting were presented before the Advisory Group meeting under chairmanship of Hon'ble LG on 12.01.12. Further processing would be taken up based on the approved Minutes of the Advisory Group.

Action: MCD, Director (Plg.) MPR

5. SUGGESTIONS FORWARDED BY MOUD, Govt. of INDIA

The suggestions received in DDA through MOUD, Govt. of India were presented by the representatives of the respective associations. The issues in brief and observations/suggestions of MAG are given below:

S. No.	Issues/ Suggestion (Details are given in annexure)	Observation/Recommendation of the MAG
A.	<p>CONVERSION CHARGES PROPOSED FOR INDUSTRIAL/ COMMERCIAL BUILDINGS (Issues referred by MoUD vide letter no. K-12011/10/2008 DDIB dt. 14/12/11 {Federation of All Trade's Associations & Najafgarh Road factories Association})</p> <p>There is a difference of price in the proposed conversion charges between industrial and commercial plots. It is incorrect to take different bases and different base years for calculating the land rates for industrial commercial plots.</p>	<p>Issue of Conversion Charges is outside the scope of MPD-2021. However, the group felt that the Local Body should follow common base year for all the land uses. The suggestions be forwarded to concerned agencies for further actions.</p> <p>Action: Chief Town Planner, MCD Director (Land Costing), DDA</p>
B.	<p>SUBDIVISION OF INDUSTRIAL PLOT (Issue referred by MoUD vide letter no. K-12011/10/2008 DDIB dt. 14/12/11 {Federation of All Trade's Associations & Najafgarh Road factories Association})</p> <p>* The matter is already pending with Govt. of NCR of Delhi Government and MCD as per MPD-2021. Hence the calculation of conversion charges is not possible unless this matter is finalized for units which are under the issue of sub-division.</p>	<p>The sub-division of industrial plot is permitted as per "Regulations and Guidelines for Redevelopment of Existing Planned Industrial Area" notified Gazette Notification on 01.04.11. It is the responsibility of the concerned Local Body to modify the layout plan for such sub-divisions and also ensure that matching adequate infrastructure facilities are identified within the scheme area.</p> <p>Action: Chief Town Planner, MCD</p>

C.	<p>REGULARIZATION OF ADDITIONAL FAR <i>(Issues referred by MoUD vide letter no. K-12011/10/2008 DDIB dt. 14/12/11(Federation of All Trade's Associations & Najafgarh Road factories Association))</i></p> <p><i>* Earlier it is requested that the charges levied on the additional FAR are very high for the dying industry in Delhi. Current rates are Rs. 9,500/-, Rs.15,000/- & rs. 21,000/- , which should be 1/3 of these rates. However DDA has informed that guidelines are under process for redevelopment have to be notified which may be expedited to avoid a sudden axe on the industry and trade.</i></p>	<p>It was informed that committee has already been constituted by MoUD, GOI to look into all issues related to additional FAR. This suggestion be forwarded to MoUD for appropriate consideration of the committee.</p> <p style="text-align: right;">Action: Director(Plg)MP,DDA</p>
D.	<p>TEMPORARY INDUSTRIAL SHED <i>(Issues referred by MoUD vide letter no. K-12011/10/2008 DDIB dt. 14/12/11(Federation of All Trade's Associations & Najafgarh Road factories Association))</i></p> <p><i>*It is suggested that an amnesty scheme be carved and provided to Industry of Delhi as 98% of these industries in Delhi have made addition coverage in their premises and have covered their setbacks, should be counted be as the permissible FAR irrespective of the coverage in one floor or more floors and excluding the kutca/temporary shed as coverage in FAR.</i></p>	<p>The issue of permanent/temporary structure is defined in Building Bye-laws.</p> <p style="text-align: right;">Action: MCD,NDMC,DDA</p>
E.	<p>EXEMPTION OF CONVERSION CHARGES TO COMMERCIAL ACTIVITIES <i>(Issues referred by MoUD vide letter no. K-12011/10/2008 DDIB dt. 14/12/11(Federation of All Trade's Associations & Najafgarh Road factories Association))</i></p> <p><i>*Request for exemption of conversion charges for commercial activities in the Industrial Units.</i></p>	<p>MPD-2021, para 5.1 provides permissibility of pre-1962/MPD-62 commercial activity in residential areas.</p> <p>The policy for permissibility of commercial activity in industrial plots is given in Table 7.3, note 6 of MPD-2021. The conversion charges are essential to upgrade the industrial area in terms of infrastructure due to enhancement of FAR, conversion of use etc. The MAG therefore did not agreed to the suggestion.</p>
F.	<p>CLARIFICATION OF DEFINITION OF INDUSTRY IN INDUSTRIAL AREAS AS IN VILLAGE & HOUSEHOLD AREAS <i>(Issues referred by MoUD vide letter no. K-12011/10/2008 DDIB dt. 14/12/11(Federation of All Trade's Associations & Najafgarh Road factories Association))</i></p>	<p>It was clarified that as per the standard practice the Groups of Household industries (A+A1) permitted in Table 7.1 in case of residential and villages (abadis) are also permissible in higher land use category like commercial/ industrial. No amendment in Master Plan is therefore required. Local Body</p>

	<p><i>"DDA has defined that any commercial activity happening as per MPD 2021 as per listin H/H or village abadi areas shall be considered as industry if" a premises for industrial acivity having upto 50 workers with non-hazardous, non polluting performance " since there area simllor industries in prop4r defined industrial areas of NCT who are having activities as in the list of H/H or village abadi areas will be allowed as an industrial activity. It is requested that a clear definition be drawn on this to avoid any confusion for the MCD to charge conversion charges.</i></p>	<p>to take action accordingly.</p> <p style="text-align: right;">Action: MCD, DPCC</p>
G.	<p>SPECIAL AREA OF CHANDNI CHOWK, SADAR BAZAR, KAROL BAGH ETC. <i>(Issues referred by MoUD vide letter no. K-12011/10/2008 DDIB dt. 14/12/11(Federation of All Trade's Associations & Najafgarh Road factories Association))</i></p> <p><i>*request for hearing and a discussion session to understand the issues.</i></p>	<p>These aspects need to be addressed while preparing Local area Plan by MCD.</p> <p style="text-align: right;">Action: Chief Town Planner, MCD</p>
H.	<p>ENHANCEMENT OF FAR <i>(Issues referred by MoUD vide letter no. K-12011/4/2011 DDIB dt. 21/12/11, Diary No. 1564 dt. 29.11.11, 1575 dt. 30.11.11, 1657 dt. 08.12.11 (Progressive Klnnoo Traders Association))</i></p> <p><i>*To consider all relevant fact while finalizing the said Master Plan in the Public Interest to increase the FAR of extra floors is not extended up to the constructed limits.</i></p>	<p>MPD-2021 has recommended redevelopment of planned wholesale markets to overcome the environmental and traffic problems by associating traders associations.</p> <p>The issue of redevelopment of planned commercial area was discussed in 3rd meeting of Advisory Group held on 12.01.12. In the meeting it was decided that for redevelopment of commercial area, to incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR .</p> <p>The Group recommended that DAMB/ APMC controlling agencies for Wholesale markets in Delhi may undertake Pilot project of "Redevelopment of Azadpur Market with enhanced FAR" by associating wholesale merchants associations. Enhancement of FAR on individual plots is not desirable and not recommended.</p> <p style="text-align: right;">Action: Managing Director, DAMB Managing Director, APMC</p>

I.	<p>DEVELOPMENT OF NEW MARKETS <i>(Issues referred by MoUD vide letter no. K-12011/4/2011 DDIB dt. 21/12/11, Diary No. 1564 dt. 29.11.11, 1575 dt. 30.11.11, 1657 dt. 08.12.11 (Progressive Kinnoo Traders Association))</i></p> <p><i>*The request is to identify the land for wholesale markets</i></p>	<p>New markets needs to be developed as per the provisions of MPD-2021. The DAMB/APMC are in possession of land for wholesale markets at Tikri, Narela-Town , Najafgarh, Keshopur and Azadpur etc. While planning of these markets, optimum utilization of land resource should be ensured by DAMB/APMC.</p> <p>Action: Managing Director, DAMB Managing Director, APMC</p>
J.	<p>BASEMENTS FOR STORAGE PURPOSE <i>Issues referred by MoUD vide letter no. K-12011/4/2011 DDIB dt. 21/12/11, Diary No. 1564 dt. 29.11.11, 1575 dt. 30.11.11, 1657 dt. 08.12.11 (Progressive Kinnoo Traders Association))</i></p> <p><i>*The request is to allow the basement to be used for cold storage.</i></p>	<p>The building bye-laws & MPD-2021 provides permissibility of certain activities in basement. Permissibility of storage/cold storage may be examined by DAMB/APMC in consultation with Local Body and comeback to the MAG with recommendations/suggestions.</p> <p>Action: MCD,DAMB/APMC</p>
K.	<p>SHOP-CUM-RESIDENCE MARKETS <i>Issues referred by MoUD vide letter no. K-12011/4/2011 DDIB dt. 23/12/11 and UDM dy No. 4579-2011 dt. 27.12.11, Diary No. 1418 dt. 18.11.11 (South Patel Nagar Market Association))</i></p> <p><i>*Request that unauthorized construction existing more than 40 years old in residential flat in LSCs should be given same relief as being provided under the MPD-2021 to bring uniformity and justice to all in the public interest.</i></p>	<p>It was informed that the traders association in consultation with Local Body may prepare the redevelopment plan for the existing commercial areas, as per MPD- 2021 guidelines/regulations.</p> <p>Action: MCD/NDMC</p>
L.	<p>CHAJJAS <i>Issues referred by MoUD vide letter no. K; 12011/4/2011 DDIB dt. 23/12/11 (New Rajinder Nagar Association))</i></p> <p><i>*The projections shall be allowed upto 1.5 mt instead of 1mt, which are being originally allowed by the MCD on payment of nominal charges.</i></p>	<p>Suggestions related to chajjas are part of building bye-laws and to be examined by the Local Body.</p> <p>The Group felt that the chajjas are basically sunshades & should not exceed maximum limit of 1mt & the condition given in MPD-2021 be followed.</p> <p>Action: Chief Planner MCD/Chief Architect, NDMC/Director(Bldg.),</p>
M.	<p>STATUS OF INDUSTRIAL AREA <i>(Issues referred by MoUD vide letter no. K-12011/4/2011 DDIB dt. 23/12/11, Diary No. 348 dt. 14.11.11, 1574 dt. 30.11.11 (New Rohtak Road Manufacturers Association))</i></p> <p><i>*Anand Parbat Industrial Area is listed</i></p>	<p>It was informed that in MPD-2001 "Anand Parbat" is indicated under sub-head "Industrial areas redevelopment schemes". The regularisation of these industrial units shall be on individual merits and the charges shall be levied by the Authority on</p>

	with in 20 non-confirming Industrial areas. The request is to consider this as per the provision given in MPD-2001	beneficiaries. In MPD-2021 Anand Parbat is included under redevelopment of unplanned Industrial Areas, hence the status remains the same. The redevelopment scheme is to be prepared as per the provision MPD-2021 by the DSIIDC/GNCTD in consultation with the Society to be formed by the land owners. Action: DSIIDC/GNCTD
N.	MIXED LAND USE PROVISIONS (Issues referred by MoUD vide letter no. K-12011/4/2011 DDIB dt. 30/12/11 (Traders Welfare Association, Prashant Vihar)) *Commercial space is required to meet the growing demand of commercial activities and to overcome the shortfall of available space DDA permit the increase of FAR in existing DDA approved markets.	The Mixed Land use streets are notified by the Local body based on the policies by GNCTD from time to time. In order to encourage old planned commercial centres, redevelopment is proposed with additional FAR. However, the norms such as setback, Ground Coverage, Parking etc. are to be followed while preparing redevelopment plan. The association in consultation with Local Body will prepare the redevelopment plan for the existing commercial areas as per MPD- 2021 guidelines/regulations. Action: Chief Planner, MCD
O.	Lutyens Bungalow Zone Guidelines (Issues referred by Raj Niwas vide Diary No. 42130 dt. 13/12/11 (Lutyen's Bungalow Zone Residents Welfare Association)) *Request for the FAR, height and coverage as these are less than other part of Delhi, may be allowed to construct further.	The Lutyens Bungalow Zone area, Zone D is a sensitive area for which guideline have been issued by MoUD, Govt. of India. The present development is governed by these guidelines & the Zonal development plan of Zone D is under preparation as per MPD-2021.

6. The Management Action Group recommended following amendments in MPD-2021

Proposed modifications in MPD-2021 for consideration		
Sl No.	Provision of MPD-2021	Proposed amendment
i)	Chapter -6 , Sub Section-6.2 Sub-city Level Market Most of the existing planned markets and warehousing were warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. The traders associations shall share the	Chapter -6 , Sub Section-6.2 Sub-city Level Market Most of the existing planned markets and warehousing were warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. <i>To incentivize the redevelopment, a maximum overall FAR of</i>

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	responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub city level market to enable their relocation.	50% over and above the permissible FAR shall be given. The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub city level market to enable their relocation.
ii)	<p>Chapter 5.0 Trade and Commerce - Para 5.6.2</p> <p>Community Centre (CC) LOCAL Shopping Centre (LSC)/ Convenience Shopping Centre (CSC)</p> <p>The LSC/CSC will cater to the day-to-day needs to the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. Having concentration of commercial activities, may continue subject to condition prescribed under the Mixed use Regulations. The existing built-up commercial; centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies.</p>	<p>Chapter 5.0 Trade and Commerce - Para 5.6.2</p> <p>Community Centre (CC) LOCAL Shopping Centre (LSC)/ Convenience Shopping Centre (CSC)</p> <p>The LSC/CSC will cater to the day-to-day needs to the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. Having concentration of commercial activities, may continue subject to condition prescribed under the Mixed use Regulations. The existing built-up commercial; centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To Incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.</p> <p style="text-align: right;">Action: Director(Plg.) MPR</p>

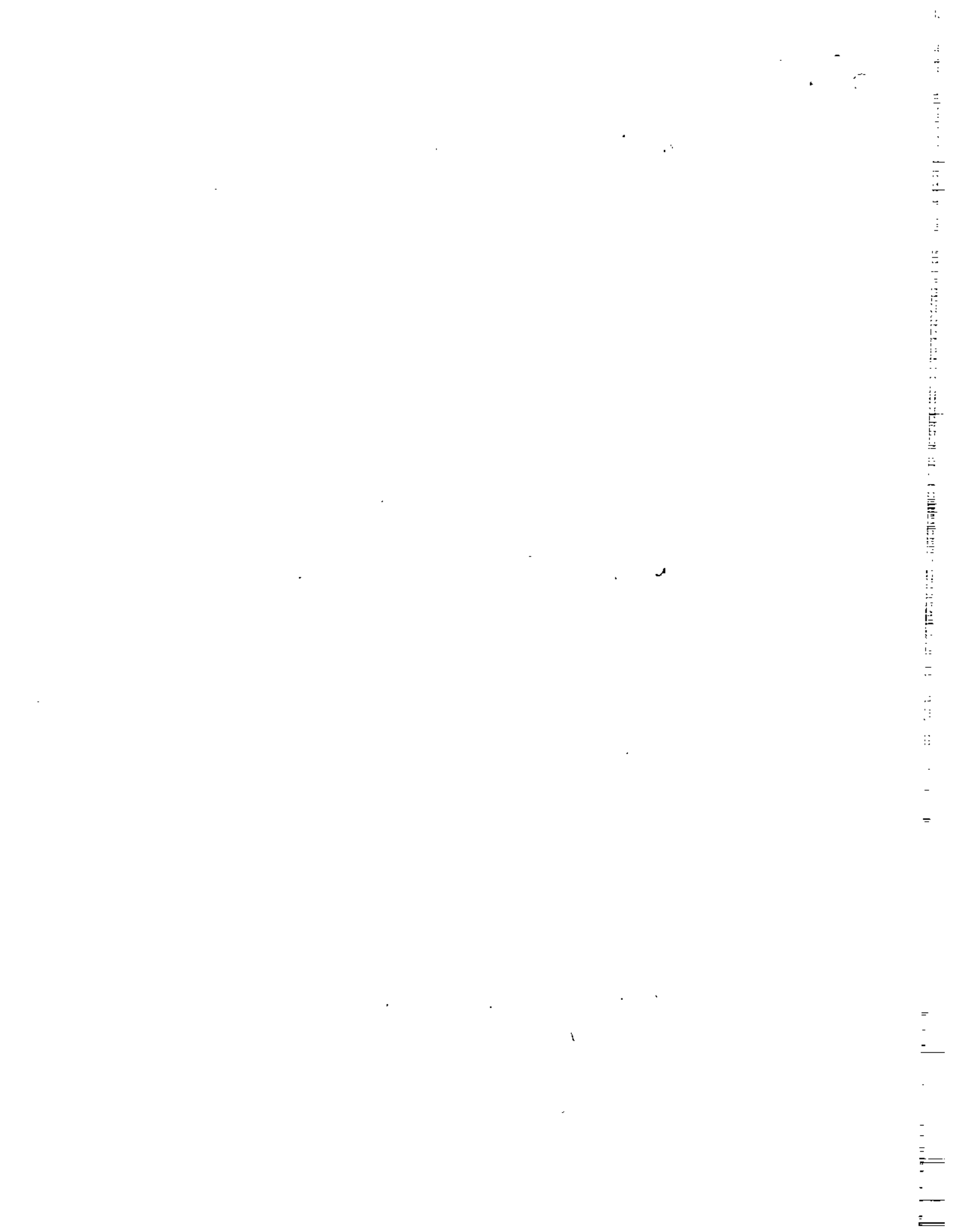
Due to paucity of time some of the agendas were not discussed.

The meeting ended with vote of thanks to the Chair.

(I.P.Parate)
Director (Plg.) MPR&TC

Copy to:

- I. All members of the Group
- II. Managing Director, DAMB
- III. Managing Director, APMC
- IV. Managing Director, DSIIDC
- V. Chief Architect, NDMC





**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE OSD(PLG.)MPPR
12th FLOOR; VIKAS MINAR
NEW DELHI: TEL.NO.23378518**

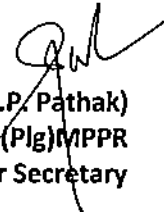
No. F.1(2)2011/Dir.(Plg)MPR/TC / 18

Dt. 18.10.2011

Sub: Minutes of the first Meeting of the Advisory Group on review of MPD-2021 held on 23.9.2011.

First meeting of the Advisory Group on review of MPD-2021 was held on 23.9.2011 under the chairmanship of Hon'ble Lt. Governor, Delhi. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl: as above


(S.P. Pathak)
OSD(Plg)MPPR
Member Secretary

Copy to:

- | | |
|---|---------------|
| 1. Hon'ble L.G. Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman/Nominee, Delhi Urban Arts Commission(DUAC). | Member |
| 9. Director, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |

Co-opted Members

11. Principal Secretary (Urban Development), Govt. of NCT of Delhi
12. Commissioner, MCD.
13. Jt. Secretary (DL) MOUD, GOI.
14. Member- Secretary, NCR Planning Board
15. Commissioner (Planning) I, DDA
16. Commissioner (Planning) II, DDA

Special Invitee

1. Sh. E.F.N.Reberio, Principal Consultant, AMDA
2. Sh. Vijay Risbud, Advisor & Consultant, NPIIC
3. Ms. Romi Roy, Senior Consultant, UTTIPEC

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6TH FLOOR; VIKAS MINAR
NEW DELHI**

No .F.1(2)2011/Dir.(PIg)MPR/TC

Dated.10.10.2011

Minutes of the First Meeting of the Advisory Group on review of MPD-2021 held on 23.9.2011 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The first meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 23.09.2011 under the chairmanship of Hon'ble Lt. Governor of Delhi, at Raj Niwas.

The List of Members/ Participants is enclosed (Appendix -A).

2. Hon'ble Lieutenant Governor warmly welcomed all the members and the special invitees for the first meeting. He requested Dr. S.P. Bansal, Addl. Commissioner (Planning), DDA to introduce the subject with the help of a power point presentation.
3. Dr. S.P. Bansal, explained that the Master Plan of Delhi 2021 provides for greater public participation as well as for periodic reviews at 5 yearly intervals, and a Mid-Term Review-2012. The exercise of Mid-Term Review has been initiated in DDA and an Advisory Group has been constituted for the said purpose. The proposed review exercise is to provide realistic mid-term corrections in the Master Plan policies, norms/standards and the implementation procedures, etc. to suit the changing needs of development.
4. Thereafter, he made a brief presentation highlighting the provisions of MPD-2021 including review of implementation status and the standard operating procedure to be followed for the proposed review exercise. The presentation also briefly touched the following issues and the status that have been referred till date to Master Plan Review Unit for consideration by Ministry of Urban Development (MoUD), Govt. of NCT of Delhi, Lieutenant Governor's office etc..

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	Issues	Status
I	Redevelopment of planned commercial areas.	Under examination by HUPW, DDA
II	Redevelopment of shopping-cum-residence plots	Under examination by Technical Committee, DDA
III	Provision for existing temporary cinemas in Delhi	Follow up action as per Technical Committee's discussion by Master Plan Section
IV	Permissibility of activities in Ridge/ Regional Park	Under examination by Master Plan Section
V	Policy to enforce orderly growth of guest houses in the residential areas by Master Plan Section	Under examination by houses in the residential areas by Master Plan Section
VI	Provision for amalgamation of plots	Under examination by Master Plan Section
VII	Provision of fire crackers activity	Under examination by Master Plan Section
VIII	Transit oriented development policy along development norms at Metro stations	Under examination by transport corridors including property UTTIPEC
IX	Review of parking policy, norms and standard	Under examination by UTTIPEC
X	Review of norms and standard for social infrastructure	By MPR Section
XI	Revisiting physical infrastructure provisions	By concerned service agencies being co-ordinate by MPR Section
XII	Review of Mix use regulations/policy	By Master Plan Section
XIII	Revisiting of monitoring frame work for Development based on updated population	By MPR Section

Action: All concerned units

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5. Hon'ble Lieutenant Governor, while inviting observations / suggestions from all present, mentioned the following additional issues for consideration in the Master Plan Review (MPR) exercise.-

- a) Review of the policy in respect of "Guest houses" with a view to check mushrooming growth of guest houses in residential area.
- b) Provisions of higher FAR for "hospitals" and "hotels", keeping in view greater demand for hospital beds and hotel rooms and paucity of land, without compromising on structural safety aspects.
- c) Policy to regularize existing warehouses on agricultural land in different parts of Delhi and to provide for warehousing of other daily use products in NCT, Delhi.
- d) Recognizing the shortage of playgrounds for the children. Earlier norms of Senior Secondary Schools i.e. 50% of playground and 50% building may be restored to ensure adequate play area for children. This may require enhancing the built-up area FAR after proper examination.
- e) Farm houses in certain urban extensions areas to be retained as "low density country homes" keeping in view issues of environmental sustainability.
- f) "In-situ rehabilitation / redevelopment of existing JJ/ Squatters settlement" pockets, based on "high-rise, high density development" parameters. There is a need to have flexibility in density and other development controls to accommodate the maximum number of houses as per the location and on-site conditions.
- g) Planning for "Transit Oriented Development (TOD)", in Delhi by encouraging high density development along MRTS / BRT corridors and other major public transport corridors. Mixed Land use be encouraged along these corridors by providing offices, residences, institutional and commercial spaces. The UTTIPEC, DDA is already working on a model T.O.D. project at Karkardooma.
- h) Provision of open spaces all over the city with defined areas for children play fields and for use by old age population. DDA is already in the process of developing of "mini socco fields" in different parts of Delhi
- i) Provision and development of Zonal Level socio- cultural complexes on the patterns of "India International Centre" in different part of the city. DDA is already at advanced stage of developing one such complex at Dwarka.

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- j) Need for a realistic strategy for Conservation of heritage buildings and monuments (Havelis in the old city) by developing a viable policy regarding allocation of Transferable Development Rights".
6. **Chairperson DUAC – Sh. Raj Rewal** appreciated DDA's presentation & placed on record the following views for consideration during the MPR exercise:
- a) Urban densification to be cohesive & harmonious with a vision. He advocated the need for a "three dimensional (3D) architectural models" for different zones of Delhi with emphasis on vertical planning instead of only two dimensional (2D) land use planning.
 - b) Need to review/restructuring of Building Bye Laws (BBL), including simplification of procedures for effective enforcement. DDA should work in close coordination with Delhi Urban Arts Commission (DUAC) for proper urban planning and urban design. A committee for simplified BBL is already working in DUAC, which would require greater participation of DDA.
 - c) DUAC, with the help of the professional community and RWAs, would like to contribute by providing designs of 3 to 4 selected venues in different parts of Delhi for people at large to enjoy the space/activities. We also need to work for a better and more effective Urban Governance System.
7. **School of Planning and Architecture** represented by **Prof. Neelima Risbud** highlighted the need for rigorous monitoring and concurrent evaluation of MPD implementation on a yearly basis, instead of 5 years. She also drew attention to the following issues:
- a) Greater emphasis on planning and development of "Inclusive city" with housing for the urban poor/informal sector. Formulating a Slum Redevelopment Plan at city level in line with "Slum free city" concept.
 - b) Policy of Public private Participation in land assembly and development to be financially viable
 - c) Policy to promote Public Rental Housing in Delhi.
8. **President, Indian Building Congress – Sh. Bhishm Kumar Chugh** emphasized the need for adaptation of latest Technology in preparation of Master Plan and highlighted the following issues for consideration :
- a) Provision of "Green Corridors" and "Urban Relief Roads"

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- b) Greater use of new technology skills in implementation of plans.
 - c) Need to have up-to-date Statistical database for coordinated planning. It is essential to have it before us while carrying out the MPD review exercise.
9. **Principal Director, (NHD) INTACH – Sh. Manu Bhatnagar** shared views about the future water policy for Delhi for which a seminar was organized by INTACH jointly with DJB. He placed on record the following issues for consideration :
- a) Need to review BBL for effective enforcement.
 - b) Special Area Redevelopment plans be prepared using the concept of "Green and Blue Network", also keeping in focus the conservation of heritage sites. New areas to have "zero discharge technology" by having multiple utilization of parking space of District Centers and Community Centers during the weekends and after the office hours.
 - c) Planning a Urban Economic Model for Delhi to recognize the recent trends of growth of tertiary and service sectors. Greater Involvement of local people/RWA in preparing the LAP and other planning issues
10. **Pr. Consultant, AMDA – Sh. E.F.N. Rebeiro** highlighted the provisions of DDA Act.1957 and Review of Master Plan on 5 yearly basis. It was suggested that the mid-term review should take into consideration an extended period i.e., up to 2031. He also emphasized that Regional Plans should match with developments taking place in Delhi as well as the NCR region. Following additional issues were highlighted for consideration as part of MPR :
- a) Annual Budget be formulated for Master plan implementation.
 - b) "Retrofitting" to be considered as key factor in city's redevelopment. Building Norms and Regulations to be within the framework of Development Control Regulations (DCR), which should be dynamic.
 - c) Local Area Plan to be more interactive by involving local population. There is a need to have such LAP even for new urban extension areas by way of participatory planning.
 - d) Realistic strategy for conservation of heritage buildings/ monuments.
11. **Member Secy, NCR Planning Board – Ms. Naini Jayaseelan** laid emphasis on increasing the number of linkages between Delhi and Haryana

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to ease pressure on Delhi. She also emphasized on monetisation of urban land by use of "Transit Oriented Development" and drew attention to the need for an Urban Economic Model by integrating new cities with existing urban areas. She cited the example of the model of development brought out by the Delhi Metro Rail Corp. (DMRC). Further, there is a need to capture and avail a part of the benefits accruing from the positive externalities resulting from the "transit oriented development" to be used for the development of other urban areas.

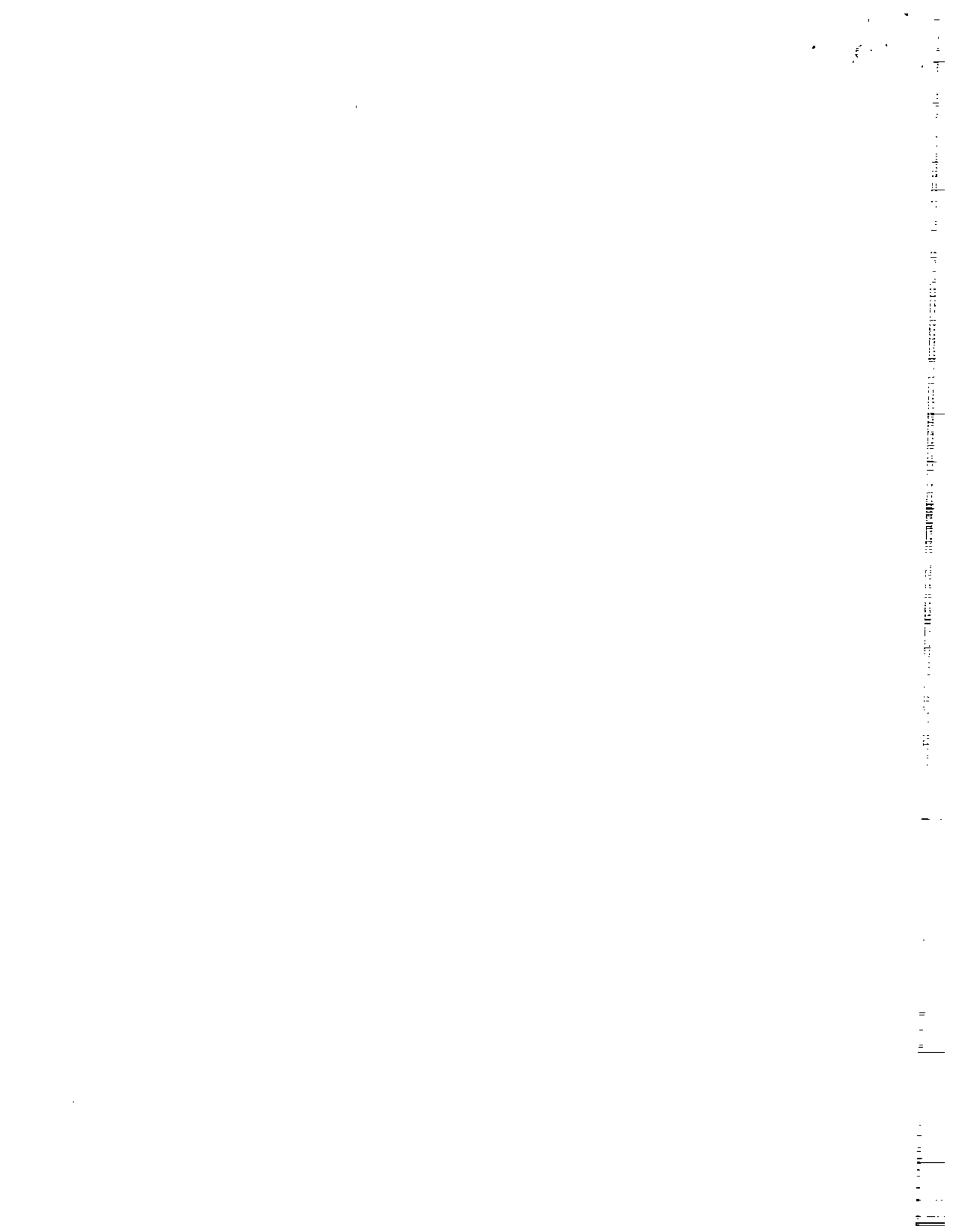
- 12. Chairman, India Urban Space Foundation – Ms. Swati Ramanathan** highlighted four aspects as part of MPD review a) Vision for review work b) Participation of various agencies/Institutions c) Implementation of Policies d) Prioritising of works in terms of resources. She suggested constitution of working groups for each of the areas of work as mentioned above. She also highlighted / mentioned the following issues for consideration :
- a) Guidelines for unauthorized colonies.
 - b) Redevelopment of Unplanned Industrial Area
 - c) Land pooling policy.
 - d) Market studies before finalizing any plan/scheme.
 - e) Need for setting up a Delhi Urban Renewal Authority
- 13. Commissioner, Municipal Corporation of Delhi – Sh. K. S. Mehra,** pointed out about practical problems being faced by MCD in the implementation of the Master Plan. He made the following observations :
- a) While planning, there is a need to have a distinction between the special areas and the new planned areas.
 - b) Waste Management planning be given a priority, and more sanitary landfill & hazardous waste management sites need to be planned to meet the needs of population well before the development of urban areas.
 - c) He also highlighted that parking is a major problem in the city and supported the idea of use of part of the area under parks for vehicular parking.
- 14. Director, National Council for Applied Economic Research (NCAER) – Sh. Shekhar Shah,** supported the ideas put forth by Mr. Raj Rewal, and

made following suggestions :

- a) Greater Involvement of professionals and the people in the "urban visioning exercise".
 - b) Need for Integrating the Metro with the surrounding environment.
15. **Sr. Consultant , UTTIPEC, DDA – Ms. Paromita Roy** shared briefly the work being done by UTTIPEC in DDA and highlighted the following points:
- a) Need for incorporating some of the concepts as entailed in the National Sustainable Habitat Plan in the MPD review exercise e. g. Integrated modelling of infrastructure, transport, land use plan for green development.
 - b) Need for greater co-ordination with other key departments e.g. transport, environment, MCD, DSUIB etc. in Local Area Planning process.
 - c) Planning of "open spaces" be done in a digital format for participatory planning. Infrastructure up gradation and Urban Design aspects be given greater importance specially in revitalization exercises of old city areas. . She also highlighted the need for greater co-ordination amongst departments in implementing the schemes.
 - d) Need for writing and inclusion of a separate chapter on Transit Oriented Development in the Master Plan-2021.
16. **Sr. Consultant & Advisor, NPIIC, DDA – Sh. Vijay Risbud** made following suggestions:-
- a) Mixed Land use is becoming a very important factor in today's context and more attention should be given to this while finalizing a policy in this regard as part of Master Plan review.
 - b) Variances in the Development Control Norms for different areas in the Master Plan need to be reviewed for bringing more uniformity and clarity.
17. **Shri D.S. Meshram, Institute of Town Planners of India (ITPI)** mentioned that Management Action Groups comprising of professionals / experts have already been constituted by DDA with the approval of Hon'ble Lieutenant Governor for formulating the sector-wise plans for implementation of MPD-2021. They should continue with their work, and their recommendation be brought before the group here which is carrying out the mid-term review process.

18. In his closing remarks, Hon'ble Lieutenant Governor thanked all the members and the other invitees for their valuable contributions. It was decided to take up issue by issue, in a structured form in the next meeting which will be held on 04/11/2011 at 11:30 am at Raj Niwas. In the meantime, Hon'ble Lieutenant Governor desired that meetings of the Management Action Groups be convened and the gist of their deliberations be placed before this Group for its consideration in the next meeting.

The meeting ended with vote of thanks to the Chair.



Appendix – I

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Shri G.S. Patnaik – Vice Chairman, DDA
3. Shri Raj Rewal, Chairman, DUAC
4. Shri K.S. Mehra, Commissioner, MCD
5. Shri R. Chandramohan, Principal Secretary, Urban Development, Delhi
6. Smt. Naini Jayaseelan, Member Secretary, NCR Planning Board
7. Shri Shekhar Shah, D.G., NCCER
8. Shri Chetan Vaidya, Director, NIUA
9. Prof. Neelima Risbud, School of Planning and Architecture
10. Shri D.S. Meshram, ITPI
11. Shri Manu Bhatnagar, Principal Director, INTACH
12. Shri Ashok Kumar, Commissioner (Planning), DDA
13. Shri S.P. Bansal, Addl. Commissioner (Planning), DDA
14. Shri B.K. Chugh, President, Indian Building Congress
15. Shri Vijay Risbud, Advisor & Consultant, NPIIC
16. Ms. Paromita Roy, Sr. Consultant, UTTIPEC
17. Shri B.F.N. Rebeiro, Pr. Consultant, AMDA (Spl. Invitee)
18. Ms. Swati Ramnathan, Chairperson IUSF (Spl. Invitee)

Others

1. Smt. I.P. Parate, Director (Planning), DDA
2. Shri S.P. Pathak, Director (Planning), DDA
3. Shri Shamsheer Singh, Chief Town Planner, MCD
4. Shri R.K. Sharma, S.E.(HQ), MCD.
5. Shri S.N. Misra, Special Secretary & P.S. to Lieutenant Governor

(47) (2)

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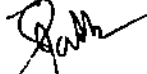
No. F.1(2)2011/Dir.(Plg)MPR/TC - 61

Dt. 29/12/2011

Sub: Minutes of the Second Meeting of the Advisory Group on review of MPD-2021 held on 04.11.2011.

Second meeting of the Advisory Group on review of MPD-2021 was held on 04.11.2011 under the chairmanship of Hon'ble Lt. Governor, Delhi. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl: as above

o/c

(S.P. Pathak)
OSD(Plg)MPPR
Member Secretary

Copy to:

- | | |
|---|---------------|
| 1. Hon'ble L.G. Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman/Nominee, Delhi Urban Arts Commission(DUAC). | Member |
| 9. Director, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |
| 11. O.S.D.(Plg.)MPPR | Member |

Co-opted Members

12. Principal Secretary (Urban Development), Govt. of NCT of Delhi
13. Commissioner, MCD.
14. Jt. Secretary (DL) MOUD, GOI.
15. Member- Secretary, NCR Planning Board
16. Commissioner (Planning) I, DDA & Commissioner (Planning) II, DDA

Special Invitee

1. Sh. E.F.N.Reberio, Principal Consultant, AMDA
2. Sh. Vijay Risbud, Advisor & Consultant, NPIIC
3. Ms. Romi Roy, Senior Consultant, UTTIPEC
4. Ms.Swati Ramanathan, Co-founder,JCCd.
5. Sh.S.B.Khadhankar, Director(plg.)MP.

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No.F.1(2)/2011/Dir.(Plg.)MPR &TC/Pt.II/

Dt: 29/12/11

Minutes of the Second Meeting of the Advisory Group on review of MPD-2021 held on 04.11.2011 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The second meeting of the Advisory Group on Mid Term Review of MPD-2021 was held on 04.11.2011 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas.

2. The List of Members/Participants is enclosed (Appendix-A).
3. Hon'ble Lt. Governor welcomed the members and the special invitees to the second meeting of the Group and highlighted the following issues, in addition to the ones already listed, which may be taken up for discussions by the Advisory Group.--
 - i) Transferable Development Rights;
 - ii) Policy on redevelopment of shop-cum-residential plots;
 - iii) Policy on amalgamation of commercial plots;
 - iv) Policy on land pooling;
 - v) Policy for providing for warehousing facilities to meet the needs of the population of Delhi;
 - vi) Policy on farmhouses in urban extension areas;
 - vii) Reclassification of markets such as Green Park, South Extension, etc. as non-hierarchical Commercial Centres.

3.2 Thereafter, agenda items, along with presentations, were taken up for discussion.

ITEM NO. 1 REDEVELOPMENT OF PLANNED COMMERCIAL AREAS

(F.No.F.2(1)/2011/Dir.(Plg.)MPR/TC)

4. Chief Architect, DDA presented the issues to be addressed in prescribing enhanced FAR for planned Commercial areas in the context

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of provisions of Master Plans of Delhi-2001 and 2021. It was suggested that commercial centers need to be categorized under two heads: (a) sub-city level and (b) neighbourhood level.

While preparing redevelopment and up-gradation schemes, ownership of land (either auctioned as a single plot, or auction as individual plots) needs to be kept in view.

4.2. Chief Architect emphasized the need to carefully define the term "redevelopment" so that there was no confusion or ambiguity in the stipulations governing redevelopment of areas.

4.2.2 Shri Raj Rewal, Chairman, DUAC made the following observations:

- Allowing vertical expansion of buildings to avail of additional FAR in the name of redevelopment, will not be structurally safe and aesthetically pleasant.
- Increase in FAR should preferably be allowed, after a thorough examination of all pros and cons, through additional ground coverage.
- Additional FAR in existing commercial centres should not be allowed as it would lead to problems of structural safety, traffic management, etc. This may be allowed only for new centres.
- The idea of 'comprehensive building' should be taken into account, rather than comprehensive design.
- DDA should resume plots on which no building as per design/plan of DDA, has come up.
- Maintenance of DDA projects/buildings, eg. Bhikaji Cama Place has been poor.

4.2.3 Vice-Chairman stated that "redevelopment" had to be defined clearly as DDA had been faced with many court cases in the past.



4.3 Hon'ble L.G. observed that concepts of LSC and CSE need to be reviewed and DDA should consider having a two-fold approach in this regard. The smaller markets could be designed by DDA, while the bigger ones could be left to competition among private players.

4.4 Hon'ble L.G. further observed that in case someone did not utilize the additional FAR made available, the additional FAR should be offered, first to other owners in that locality on a pro-rata basis, and thereafter to DDA.

4.5 President of Indian Building Congress said that it might be risky to allow more FAR without ensuring certain checks and conditions being imposed and ensured.

4.6 Prof. Shekhar Shah, D.G. (NCAER) stated that process of competition would generate great ideas with regard to design and development and that DDA should seriously consider experimenting this.

4.7 After detailed discussions, the following decisions were taken:-

- i) Additional FAR as per MPD-2021 should be permitted only in cases of complete reconstruction of the existing planned Commercial Centre and planning of new Commercial Centres.
- ii) Existing Commercial Centers needs up-gradation in terms of additional infrastructure and better maintenance and management of common areas, as per policy already approved by DDA.
- iii) Reconstruction or addition of floors on individual plots, on the basis of enhanced FAR, should not to be permitted.
- iv) Guidelines be formulated by HUPW for complete reconstruction of existing Commercial Centers involving all stakeholders/beneficiaries.
- v) Big private developers should not be involved in development of Convenient Shopping Centers/Local Shopping Centers as these are proposed at neighborhood level. This be clarified as part of Master Plan Review.
- vi) MPD-2021 has proposed Commercial Centres on large plot sizes, by combining plots for Convenient Shopping Center and Local



Shopping Center level. Thus in Urban Extension areas, large plots for such commercial activity to be provided while preparing detailed layout plans.

- vii). To expedite disposal of Commercial Plots, District Centre/Community Centre be auctioned as one plot or developed by DDA on the lines of Convenient shopping Centre/Local Shopping Centre.

(Action: Chief Architect,
Commissioner (Lands),
Director(Plg.)MPR).

ITEM NO. 2: PROVISION FOR AMALGAMATION OF COMMERCIAL PLOTS
F.No.F.1(8)2011/DIR/MPR/TC

5. Commercial plots are generally part of integrated Commercial Centers and architectural control/ development controls are part of layout plans. In MPD-2021, amalgamation of such plots is allowed only in case of redevelopment. Hon'ble L.G. observed that we should allow amalgamation subject to the condition that there is no change in basic parameters.

5.2 After discussions, it was decided that in case there is no change in the use of the plot i.e. FAR and development control norms, etc., there should not be any problem in permitting the amalgamation, subject to payment of appropriate charges as per policy.

(Action: Chief Architect,
Commissioner (Lands)

ITEM NO. 3 TRANSIT ORIENTED DEVELOPMENT

F.No. F.1(7)2011/Dir.(Plg.)MPR/TC

6. Ms. Romi Roy, Sr. Consultant, UTIPEC presented the concept of and general guidelines to be adopted for TOD. Hon'ble L.G. appreciated the concept and presentation. Chairman, DUAC informed that DUAC is also working on similar project for which participation of agencies like DDA, MCD will be helpful.



6.2 After discussions, the following decisions were taken:-

- i) To constitute a Group under the Chairmanship of Chairman, DUAC with members from DDA, MCD, NDMC, L&DO etc. The group may also include the representative of C.I.I., I.G.B.C. etc.
- ii) TOD guidelines to ensure that low income population with existing facilities should not be pushed to periphery.
- iii) List of desirable and undesirable uses of premises, within TOD, were agreed in principle for suitable incorporation in the guidelines.
- iv) Based on the discussion at various fora and approval of the Governing Body of UTTIPEC, guidelines can be formulated for suitable incorporation in MPD-2021.

Action: (Sr. Consultant, UTTIPEC)

7. OTHER SUGGESTIONS

7.1. Member Secy. NCRPB suggested that economic benefits of property development along Delhi Metro are being enjoyed by private sector/ individuals, but not by the public sector. She suggested for appropriate mechanism and monetization of benefits from TOD. Commissioner (Plg) II informed that a Task Force has been constituted by the Ministry of Urban Development, Govt. of India for this.

Action:(MOUD, Delhi Division).

7.2 Chairman, Indian Green Bldg. Congress highlighted the benefits by way of savings in energy and cost of infrastructure through the green building concept. He suggested that use of cavity walls helps in reducing the energy requirement, but are not popular as it needs more Ground coverage & Floor Area. It was decided that additional benefit of about 5% over & above permitted in MPD-2021 should be given for extra floor area and ground coverage for green buildings to incentivize such constructions. NOIDA has already adopted this incentive in Building-by-Laws. MCD may also



(55)

examine the same for adoption in unified Building-by-Laws for adoption.

(Action: MCD, NDMC & DDA)


- 7.3 Hon'ble Lieutenant Governor enquired about the status of study being carried out by NCAER for land pooling in Delhi. Director General (NCAER) informed that the data for three different models was being collected from DDA & other concerned bodies.

(Action : NCAER)

8. The next meeting of the Advisory Group is scheduled for 12.01.2012 at 11.00 A.M.

The meeting ended with vote of thanks to the chair.

o/c


25/12/2011

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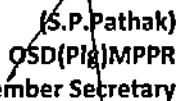
No. F.1 (17)2011/Dir (Plg.)MPR/TC/ 74

Date: 15th February, 2012

Subject: Minutes of the Third Meeting of the Advisory Group on Review of MPD-2021 held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The third meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl: as above


(S.P. Pathak)
OSD(Plg.)MPPR
Member Secretary

- | | |
|---|---------------|
| 1. Hon'ble Lt. Governor, Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture, New Delhi | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman/Nominee, Delhi Urban Arts Commission(DUAC). | Member |
| 9. Director, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |
- Co-opted Members**
1. Principal Secretary (Urban Development), Govt. of NCT of Delhi
 2. Commissioner, MCD.
 3. Jt. Secretary (DL) MOUD, GOI.
 4. Member- Secretary, NCR Planning Board
 5. Commissioner (Planning) I, DDA & Commissioner (Planning) II, DDA
- Special Invitee**
1. Engineer Member, DDA, Chairman of Management Action Group
 2. Secretary Environment, GNCTD, Chairman of Management Action Group on "Environment Planning & Co-ordination".
 3. Sh. E.F.N.Reberio, Principal Consultant, AMDA
 4. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
 5. Ms. Roml Roy, Senior Consultant, UTTIPEC
 6. Ms. Swati Ramanathan, Co-founder, JCCD.
 7. Sh.S.B.Khodankar, Director(plg.)MP, DDA
- Copy to
- Chairman, N.D.M.C.
 - Chief Legal Advisor, DDA
 - Chief Architect, NDMC
 - Chief Town Planner, MCD

... ..



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No: F.1 (17)2011/Dir (Plg.)MPR/TC/

Date: 15th February, 2012

Subject: Minutes of the Third Meeting of the Advisory Group on Review of MPD-2021 held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The third meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The List of Members/Participants is enclosed (Appendix-A).

2. At the outset, Hon'ble Lt. Governor, Delhi welcomed the Members and the Special Invitees to the 3rd Meeting of the Group. He stated that in a recent meeting, convened by the Hon'ble Minister of Urban Development, representatives of the major hospitals in Delhi had highlighted the acute shortage of space for beds in the hospitals in Delhi. It was felt that there is a need for augmentation of hospital bed capacity in Delhi. Hence, they have suggested for allowing an increase in FAR in respect of Hospital plots, but at the same time, it should also be kept in mind that the levies/charges for additional FAR should not be very high so as to make it economically unviable for any Hospital to avail of this advantage. Hon'ble L.G. also mentioned that the Hon'ble Minister mentioned that a study is to be carried out by the NCAER in this regard.

Thereafter, agenda items, along with presentations, were taken up for discussion.

3. CONFIRMATION OF THE MINUTES OF THE 2ND MEETING OF ADVISORY GROUP HELD ON 4.11.11

Hon'ble LG suggested following changes in the minutes of the meeting.

- i) In Para 4.7(iii)..... "Reconstruction or addition of floors on individual plots, on the basis of enhanced FAR, should not to be permitted". The word "Reconstruction" to be replaced by the word "Retrofitting".
- ii) In Para 4.7(iv): The word HUPW to be written as 'Housing and Urban Project Wing, DDA'.

Since there were no other suggestions, the minutes, with the above modifications, were confirmed.

4. REVIEW OF ACTION TAKEN NOTE ON MEETINGS OF ADVISORY GROUP (AG) HELD ON 23.9.11 & 4.11.11.

A) ATR ON A.G. MEETING HELD ON 23.9.2011

i) Re-development of planned Commercial areas.

- (a) Hon'ble Lt. Governor observed that there are commercial areas in Delhi which are in existence prior to MPD-1962, such as Khan Market, Green Park, etc., and were planned on the lines of "shop-cum-residence plots". In view of the general increase in FAR in residential plots; etc., the request of the shop owners of these markets located on prime land also needs to be examined in the context of the present ground realities. It needs to be kept in view that these commercial centres have grown over the years to sub-city level commercial centres. However, care should be taken that we should not allow loading on existing buildings. They should be allowed to expand only if additional space is available to accommodate the increased FAR.
- (b) It was informed that in MPD-2021 (para 5.6.2) it is mentioned that "Existing built up commercial centre may be redeveloped, if need be with enhanced FAR subject to payment of appropriate levies". The re-development of such old commercial areas can accordingly be undertaken by the local body with enhanced FAR. Further as part of the "Guidelines for Re-development Scheme" in para 3.3.2 (v) of MPD 2021 it is proposed to incentivize the redevelopment by permitting FAR of 50% over and above, the existing permissible FAR. The group felt that this provision can be adopted for redevelopment of commercial areas also.
- (c) Sh. Vijay Risbud, Advisor, NPIIC suggested that Commercial areas planned prior to 1962 needs re-construction and FAR should not be given on individual plots. Parking, connectivity etc. needs to be duly examined, while preparing re-development plans.
- (d) Prof. Bahaduri, SPA emphasized the need of incorporating such commercial centres with adjoining residential areas. These commercial centres need to be incorporated as part of Local Area Plans (LAP).
- (e) Mrs. Romi Roy, Sr. Consultant, suggested that transportation and infrastructure issues need to be taken into account.
- (f) Dr. Shekhar Shah, DG, NCAER mentioned that there is a huge talent/pool of expertise available in Delhi and in this Country which could help in industrializing design and development. For this, open competitions could be held.
- (g) Hon'ble L.G. welcomed the suggestion that design competitions be organized by the Local bodies for re-development schemes. He further also suggested that the Chairman NDMC may also be invited as a member of this Advisory Group.

(h) Shri Romesh Sabharwal, Special Invitee drew attention to the improper way of implementing the provisions of the Master Plan as well as the fact of designing and constructing buildings in Delhi in an illegal manner. This has seriously affected the cities' planning. Hence, these aspects are to be taken into consideration.

- (i) Based on above suggestions, it was decided that the re-development plans for following commercial areas in consultation with stake holders be got prepared by the local body as a pilot project & these be suitably incorporated in the LAP.
- NDSE (Pt. I & II) by Municipal Corporation of Delhi.
 - Khan Market by NDMC.
 - Sarojini Nagar by NDMC.

Action – Chief Town Planner (MCD)
Chief Architect (NDMC)
Director (MPR)

ii) Provision for existing Temporary Cinemas in MPD 2021:

Commissioner (Plg.) II, DDA informed that the information about the existing use, extent of built up area, ownership status etc. on each of these plots have been collected and the individual cases shall be placed before next Technical Committee meeting. Hon'ble L.G. directed that this should be dealt on priority.

Action – Commissioner (Plg.) I & II, DDA

iii) Permissibility of activities in Ridge/Regional Park.

- a) Secretary (Environment), GNCTD informed that his department is working on finalization of the boundaries of ridge/ regional park based on the earlier notifications. The help of DSSDI is also being taken up for preparation of digital map. The exercise is likely to be completed within 3-4 months.
- b) Hon'ble L.G. stated that private land owners having land in the ridge area have to be permitted certain types of basic uses of their land e.g. for low-rise shelter, rearing milch cattle, etc. Hence DDA should consider approaching the Hon'ble Supreme Court for modification of its orders of 1996. It was decided that Transferable Development Rights (TDR) and/or allotment of alternative plots etc., to the private land owners in Ridge could also be explored.

Action – Secretary Environment, GNCTD

iv) Amalgamation of plots

This issue has been discussed and it has been decided that amalgamation of plots will be permitted as long as there is no change in the usage of land and no change in the FAR.

v) Transit oriented development policy along development norms at Metro Stations. & Review of parking policy norms & standard.

Ms. Romi Roy, Senior Consultant (UTTIPEC), DDA informed that draft proposal is likely to be discussed during the next meeting of Governing body of UTTIPEC. Regarding TOD concept for Mehrauli - Gurgaon road, DMRC has also appointed a consultant and the study is likely to take 2-3 months.

Action – Director (UTTIPEC), DDA

vi) Revisiting physical infrastructure provision

a) Commissioner(Plg.)II informed that, in spite of letters and reminders to all the local Service providing agencies e.g. DJB, I&F, MCD (CSE), & Power Department, GNCT·Delhi etc., no inputs have been received about the augmentation works undertaken by them during 2007-11 & the action plan for 2011-16 from them till date. He further suggested that a separate meeting can be organized under the chairmanship of Hon'ble L.G. with these departments.

Action – Director (MPR), DDA

b) Hon'ble L.G. referred to the decision taken by DDA to make DDA's new Housing schemes self-sufficient in all respects, such as water supply, solid waste management, recycling and re-use of water, and also to include this expenditure in the cost of the project at the formulation stage itself. Other departments can also follow similar practices for their housing projects.

Action – Commissioner MCD
Commissioner NDMC

c) Representatives of SPA stated that information relating to service providers should be in the public domain for the benefit of the citizens.

B) ATR on AG of 04.11.2011.

i) Property Development along Transport Corridors

It was informed that to study the economic benefits of property development along transport corridors, a Task Force has been set up by the Ministry of Urban Development.

ii) NCAER study regarding evaluation of Land Pooling

a) D.G (NCAER) briefed the Group about the progress of the study. He stated that while this study is being done it will be necessary that local bodies & DDA must develop in-house capabilities to undertake scrutiny and monitoring, ensure compliance & put in place the organizational machinery to regulate implementation of this policy in a transparent and user-friendly manner.

b) Sh. Vijay Risbud, Advisor, NPIIC informed that Vijaywada Urban Development Authority has prepared model policy for re-development of private land and copy of the same can be provided to the NCAER.

c) Hon'ble L.G. appreciated the concern by DG (NCAER) and decided that a separate meeting should be organized at Raj Niwas to review the status of the NCAER study. Besides, a presentation should also be made before the Advisory Group on the progress so far.

Action – Director (MP), DDA
CLA, DDA

iii) Smt. Naini Jayaseelan, Member Secretary NCR Board informed that railway freight infrastructure corridors namely DMIC, DFC & RRTS etc. are being implemented and Delhi portion needs to be incorporated in MPD-2021. This could be implemented by imposing 'transaction tax' on designated corridors.

Action – Chief Planner, NCRPB

5. Review of Actions taken on Minutes of the Management Action Group (MAG) meetings placed before Advisory Group for information –

i) Meetings of MAG on "Enforcement & Monitoring" held under the chairmanship of V.C. DDA on 3.11.11 and on 28.12.11.

ii) Meeting of MAG on "Common Platform & Building Approval" held under the chairmanship of Engineer Member, DDA on 12.12.11.

Advisory Group noted the minutes of above Management Action Groups. The modifications suggested by MAGs were discussed as separate agenda item.

6. A. Presentation of the Items Recommended for Processing Amendment In MPD-2021 by Management Action Groups.

i) Commissioner(Plg.)II informed that modifications in MPD-2021 based on the minutes of the meeting of above MAG's have been prepared for consideration of the Advisory Group. These after consideration by AG are to be put up to the Authority & MoUD for issue of public notice to invite public objections/suggestions.

OSD (Plg.) MPPR made a presentation with following detail:

Chapter No./ Section of MPD	Provision in MPD 2021	Proposed Amendment (Indicated in bold italics)
4.0 SHELTER	4.3 Night Shelter One night shelter shall be provided for 1 lakh population.	One night shelter shall be provided for 5 lakh population.
4.4.3 B	Residential Plot – Group Housing Para ii Additional floor area up to a maximum of 400 sqm shall be allowed to cater to community needs such as community/ recreational hall, crèche, library, reading room and society office. In addition to	Para iii Additional floor area at the rate of 0.5% of permissible FAR subject to maximum of 1000 sqm shall be allowed free from FAR to cater to community needs such as community/ recreational hall, crèche,

	<p><i>above, 100 sqm area shall be permissible for Senior Citizen recreation Room.</i></p> <p>Para v The developer shall ensure that minimum 15% of FAR or 35% of the dwelling units, whichever is more, are constructed for Community- Service Personnel/ EWS and lower category. Such flats should have a carpet area between 25-40 sqm. [This 15% FAR or 35% of the Dwelling Units for Community Service Personnel/ EWS and lower category housing would be over and above 200 permissible FAR and density mentioned at (I) (a), (b) & (c) above. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/ EWS and lower Income category.]</p>	<p>library, reading room, senior citizen recreation room and society office.</p> <p>Para v The developer shall ensure that <i>minimum 15% of the proposed FAR</i> to be constructed for Community- Service Personnel/ EWS and lower 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 mentioned at (I) (a), (b) & (c) above. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/ EWS and lower Income category.]</p>
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13 SOCIAL INFRA-STRUCTURE	No provision in MPD-2021	<p>In Table 13.6: Development Controls for Education Facilities (Higher Education) Para 5 to be added.</p> <p>College</p> <p>i) In case of old colleges plot will be divided as follows:</p> <table border="1"> <thead> <tr> <th>Area per college</th> <th>4.0 ha</th> <th></th> </tr> </thead> <tbody> <tr> <td>College building area</td> <td>1.8 ha</td> <td>45%</td> </tr> <tr> <td>Play field area</td> <td>1.8 ha</td> <td>45%</td> </tr> <tr> <td>Residential including hostel area</td> <td>0.4 ha</td> <td>10%</td> </tr> </tbody> </table> <p>ii) In case of variation in area the % to be followed</p> <p>iii) Development control norms for academic/ college building area & residential will be same as para 4 above.</p>	Area per college	4.0 ha		College building area	1.8 ha	45%	Play field area	1.8 ha	45%	Residential including hostel area	0.4 ha	10%
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Chapter No./ Section of MPD	Provision in MPD 2021	Proposed Amendment (indicated in bold italics)
15 MIXED USE REGULATIONS 15.7 other Activity	15.7.1 sub-para (e) Fitness centre (including gymnasium, yoga/ meditation centre) [as existed on 7.2.2007]	15.7.1 sub-para (e) Fitness centre (including gymnasium, yoga/ meditation centre) [as existed on 12.8.2008]

Chapter No./ Section of MPD	Provision in MPD 2021	Proposed Amendment (indicated in bold italics)																																																																						
17 DEVELOPMENT CODE CLAUSE 8	Sub/ Clause 8(2) PERMISSION OF USE PREMISES IN USE ZONES	Sub/ Clause 8(2) PERMISSION OF USE PREMISES IN USE ZONES																																																																						
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CLAUSE 8	Sub-clause 8 (5) (b) The basement(s) <i>above the plot level</i> shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation;	Sub-clause 8 (5) (b) "The Basement(s) <i>beyond building line</i> shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation".
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- ii) Hon. L.G. enquired about permissibility of residential activity in redevelopment of planned industrial area. It was clarified that as per the regulations notified vide S.O. 683(E) dated 01.04.2011 Para 2.12 permits comprehensive redevelopment of part of the industrial estates/ area with incentive FAR on minimum 4 Ha with proposed land distribution as given in Table 7.2 of MPD-2021 with certain conditions. With the proposed modification in the land distribution as proposed by MAG it would be possible to take up residential development as part of comprehensive redevelopment up to 15 – 20% of the industrial estate/ part area taken up for redevelopment.
- iii) Advisory Group recommended the above modifications as given in Para 6 A(i) for consideration of Authority and further processing under Section 11(A) of DD Act, 1957.

B. Modifications as per the Minutes of the Meeting of Secretary (UD) MoUD GOI dated 11.10.2011

- (i) Draft Guidelines for "redevelopment of influence zone along MRTS & major transport corridor, underutilized / low-density areas, special area, resettlement colonies, villages, unauthorized colonies & JJ clusters" & Draft Guidelines for "redevelopment of clusters of industrial concentration in non-conforming areas / unplanned industrial areas" approved by the Authority were discussed with stake holders, in a meeting under the Chairmanship of Secretary, (U.D.) MOUD, GoI on 11.10.2011. The minutes of the meeting were issued vide No.K.12011/10/2008-DDIB dt. 1.11.11. In the minutes, the modifications have been suggested under following 3 categories:
 - a) Modifications in the Draft Guidelines/ Regulations that can be made within the existing framework of MPD- 2021
 - b) Modifications that can be processed under Section 11 A for amendment in MPD-2021.
 - c) Other modifications that require consideration by MAG.
- (ii) The following proposed modifications which can be processed under Section 11(A) for amendment in MPD-2021 are:

(a) In the context of Draft guidelines for redevelopment of influence zone along MRTS & major transport corridor, underutilized / low-density areas, special area, resettlement colonies, villages, unauthorized colonies & JJ clusters

Chapter No./ Section of MPD	Provision in MPD 2021	Proposed Amendment (Indicated in bold italics)
<p>3 DELHI URBAN AREA 2021 3.3.1</p>	<p>REDEVELOPMENT STRATEGY The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment of a minimum area of 4 hectares. Some of the areas identified are:</p>	<p>REDEVELOPMENT STRATEGY The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment and some of the areas identified are:</p>
	<p>3.3.1.1 Planned Areas A. Influence Zone along MRTS and major Transport Corridor i. <i>Maximum up to 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.</i></p>	<p>3.3.1.1 Planned Areas A. Influence Zone along MRTS and major Transport Corridor i. <i>About 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor to be considered as Influence Zone.</i></p>
	<p>iii. The approval of schemes will be granted <i>only after commencement of execution</i> of the respective phase of MRTS.</p>	<p>iii. <i>The approval of schemes will be granted after the approval/Notification of respective phase of MRTS.</i></p>
	<p>vii. The following areas shall be excluded from the enhancement of FAR: -</p> <ul style="list-style-type: none"> ▪ Lutyens' Bungalow Zone, Chanakya Puri., DIZ Area and Matasundari Area. ▪ Civil Lines Bungalow Area. ▪ Monument Regulated Zone (As per ASI guidelines). ▪ <i>Property development of DMRC</i> ▪ <i>Comprehensive commercial schemes.</i> 	<p>The following areas shall be excluded from the enhancement of FAR: -</p> <ul style="list-style-type: none"> ▪ Lutyens' Bungalow Zone, Chanakya Puri. ▪ Civil Lines Bungalow Area. ▪ Monument Regulated Zone (As per ASI guidelines).

(b) In the context of draft Guidelines for redevelopment of clusters of industrial concentration in non- conforming areas / unplanned industrial areas :

Chapter No./ Section of MPD	Provision In MPD 2021	Proposed Amendment (Indicated in bold italics)
7.0 INDUST RY 7.6.2.1	vi) Other stipulations shall include: a. <i>Minimum</i> 10% area is to be reserved for circulation / roads / service lanes. b. <i>Minimum</i> 10% of semi-permeable surface for parking and loading / unloading areas. c. <i>Minimum</i> 10% of total area to be reserved for infrastructure requirements likes CETP, Sub-Stations. Pump House, Fire Station, Police post, etc. as per the norms. d. Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting; and Drainage plan as per norms. e. 8% of the cluster area shall be reserved for parks / green buffer. f. Plots measuring more than 100 sqm to have minimum 9.0 m. ROW.	7.6.2.1 vi) Other stipulations shall include: a. <i>About</i> 10% area is to be reserved for circulation / roads / service lanes. b. <i>About</i> 10% of semi-permeable surface for parking and loading / unloading areas. c. <i>About</i> 10% of total area to be reserved for infrastructure requirements like CETP, Sub-Stations. Pump House, Fire Station, Police post, etc. as per the norms. d. Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting; and Drainage plan as per norms. e. 8% of the cluster area shall be reserved for parks / green buffer. f. Plots measuring more than 100 sqm to have minimum 9.0 m. ROW.

(iii) Advisory Group recommended the above modifications as given in Para 6B(i) for consideration of Authority and further processing under Section 11(A) of DD Act, 1957.

7. Guidelines on Transferable Development Rights & Policy Regarding Permissibility of Motels as per MPD-2021.

Due to paucity of time above item was deferred.

8. ANY OTHER ITEM

- I) Hon'ble L.G. informed the members of the Advisory Group that It is proposed to organize 'Open House' in various Districts/Zones of Delhi for inviting public suggestions from the individuals, RWAs, Govt. Deptt & all the Stake holders etc. on Review of MPD-2021. Commissioner (Plg.)II presented the tentative schedule for conducting 'Five Open Houses Meets' in Central, North, East, West& South Districts through moderator for further processing the suggestion through MAG and thereafter under Section 11(A) of DD Act.


Action – Director (MPR), DDA

- II) Secretary (Environment), Chairman of Management Action Group "Environment Planning and Co-ordination" informed that the meeting of the Group was held on 10.1.2012 and templates are being prepared on various aspects of the Environment by GNCTD. Secretary (Environment), GNCTD briefly presented the Environmental aspects related to Delhi with the help of a power point presentation. Hon'ble LG appreciated the presentation & requested Secretary (Environment) GNCTD to provide specific planning inputs through his MAG for suitable incorporation in MPD 2021.

Action – Secretary (environment) & MAG

9. Hon'ble LG decided that the next meeting of AG be scheduled for 23.02.2012 at 11 AM. He concluded the meeting by appreciating the hard work being done by the Master Plan Review Team.

The meeting ended with vote of thanks to the Chair.


(S.P.Pathak)
OSD(Plg)/MPPR
Member Secretary
Advisory Group

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Shri G.S. Patnaik – Vice Chairman, DDA
3. Shri Ashok Khurana, Enginner Member, DDA
4. Shri Keshav Chandra, Secy. Environment, GNCTD
5. Shri Navneet Kumar, Secretary, DUAC
6. Dr. Shekhar Shah, D.G. NCAER
7. Smt. Naini Jayaseelan, Member Secretary, NCR Planning Board
8. Shri Manish Gupta, Additional Commissioner, MCD
9. Shri. V.K. Dhar, Professor, NIUA
10. Prof. Dr. Sanjukta Bhaduri, prof. of Planning, SPA
11. Shri. Manu Bhatnagar, Principal Director, INTACH
12. Shri S.P. Bansal, Commissioner (Plg.) II
13. Dr. Anil Kumar, Director Environment, GNCTD
14. Shri Vijay Risbud, Advisor & Consultant, NPIIC
15. Ms. Paromita Roy, Sr. Consultant, UTTIPEC
16. Shri Romesh Sabharwal, Director, Central Bank of India

Others

1. Shri S.N. Misra, Special Secretary cum Pvt. Secretary to Lieutenant Governor
2. Shri R.K. Sharma, S.E.(HQ), MCD
3. Shri S.P.Pathak, OSD (Plg.)MPPR, DDA
4. Shri S.B. Khodankar, Director (Plg.)MP,DDA
5. Smt. I.P. Parate, Director (Plg.)MPR, DDA

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No. F.1(41)2012 /Dir.(Plg)MPR/TC

Date: 20th March, 2012

Subject: Minutes of the Fourth Meeting of the Advisory Group on Review of MPD-2021 held on 23.02.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The fourth meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 23.02.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The List of Members/Participants is enclosed (Appendix-A).

2. Hon'ble Lt. Governor, Delhi welcomed the members and the special invitees to the fourth meeting of the Group. Thereafter, agenda items, along with presentations, were taken up for discussion.

3. CONFIRMATION OF THE MINUTES OF THE 3RD MEETING OF ADVISORY GROUP HELD ON 12.01.2012

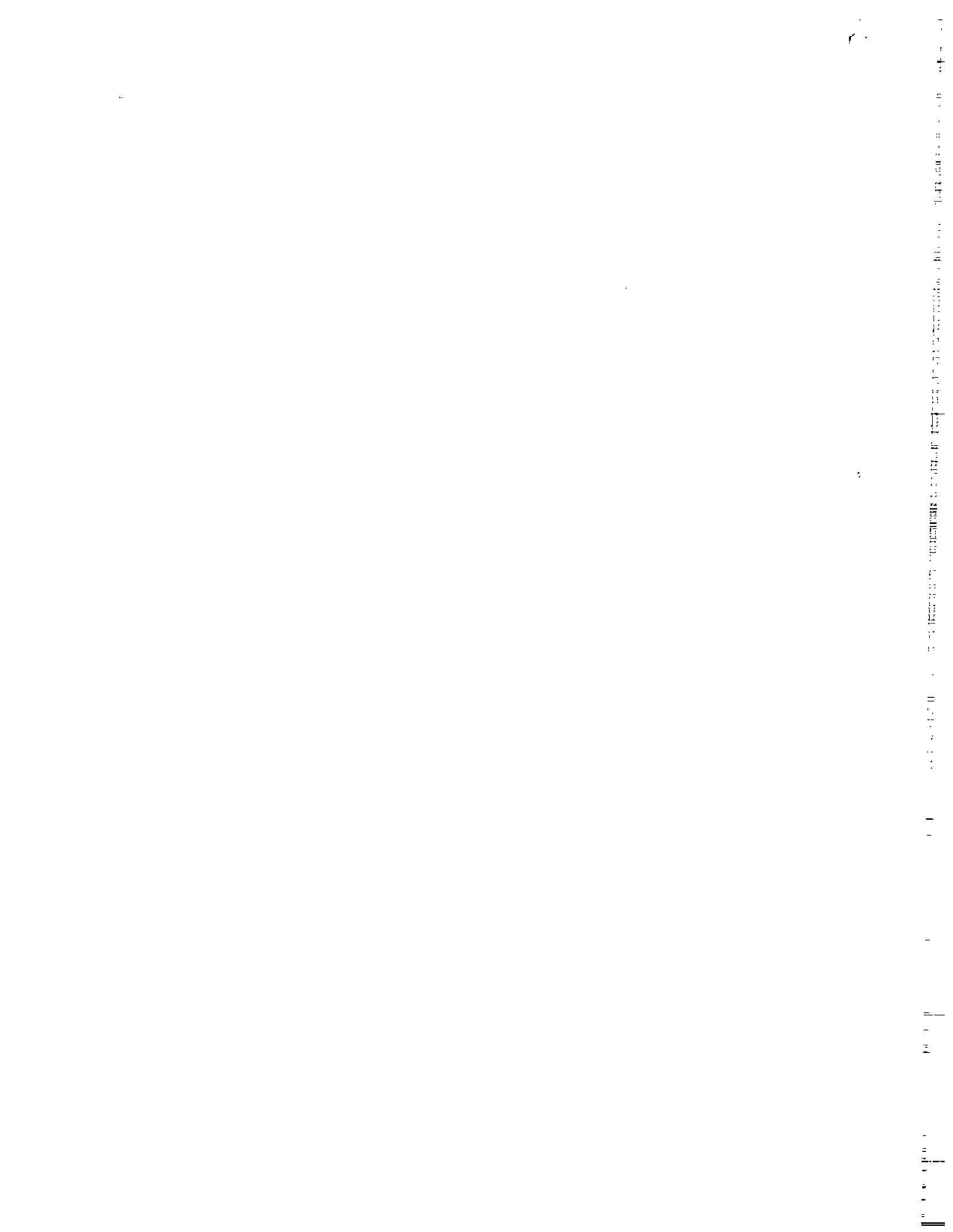
Since there were no suggestions, the minutes were confirmed.

4. REVIEW OF ACTION TAKEN NOTE ON MINUTES OF THE MEETING OF 3RD ADVISORY GROUP HELD ON 12.01.2012

i) Re-development of Planned Commercial Areas –

- a) Hon'ble LG enquired about the action taken by MCD/NDMC in this regard. Chief town Planner MCD informed that redevelopment of NDSE Markets Part I/ II, Khan Market & Sarojini Nagar would be appropriately addressed in Local Area Plans with reference to transportation and infrastructure issues. Hon'ble Lt. Governor directed MCD & representative of NDMC to have urgent consultations with stake holders for organising design competitions for redevelopment of the shopping areas and not wait for finalisation of the Local Area Plan, which may take much more time.
- b) Dy. Chief Architect, NDMC informed that the Khan Market area has been taken up for redevelopment, and in the process, the old staff quarters are being proposed to be demolished to make way for additional infrastructure in that area. He also stated that in some of these areas, different floors are owned by different persons, and this can come in the way of smooth redevelopment.
- c) Representative of Indian Institute of Architects (IIA) suggested that NDMC may work out the parameters and monitor the preparation of redevelopment scheme with the help of Local market associations. Hon'ble LG welcomed the suggestion and directed that this consultative and inclusive process should be adopted and a mutually agreed phased plan of implementation be worked out.

Action: NDMC, MCD



- ii) Provision for existing Temporary Cinemas in MPD 2021 –
- a) It was informed that the matter was placed before the Technical Committee of DDA, in its Meeting held on 13.02.2012, and it has been decided that the concerned DDA officers will prepare case by case report in terms of the common parameters as given in MPD-2001. This will help to view how many temporary cinemas can be accommodated within the parameters so that the policy for modification in MPD-2021 can be formulated.
 - b) Hon'ble Lt. Governor suggested that an interactive meeting with Temporary Cinema owners be held before finalizing any Policy in this behalf for incorporation in MPD-2021.
Action: DDA
- iii) Permissibility of activities in Ridge/Regional Park.
- a) Secretary (Environment), GNCTD informed that there is disparity between the Revenue Maps, Forest Area and Regional Park in MPD-2021. The Forest Department of the GNCTD has already started a survey in various parts of Delhi to demarcate the forest boundaries under the Forest Act.
 - b) Hon'ble L.G. reiterated that private land owners having land in the ridge area have to be permitted certain types of basic uses of their land e.g. low-rise shelter, rearing of milch cattle, etc. Hence GNCTD/DDA should take steps to make the Hon'ble Supreme Court for reconsideration of its orders of 1996.
Action: Secy. Environment, GNCTD/ CLA, DDA
- iv) Amalgamation of plots
- The issue related to amalgamation of plots for hotels/ nursing homes etc. in commercial areas was discussed. It was resolved that a specific amendment be brought in, clarifying that the amalgamation of such plots may be allowed provided there is no change in the permitted land use and FAR.
Action: Director (MPR), DDA
- v) Revisiting physical infrastructure provision
- a) The group observed that the rate of growth of population of Delhi as per Census 2011 has fallen relating to earlier projections. However, infrastructure provisions should be made for the projected population, as per MPD-2021, i.e. 230 lakhs by 2021.
 - b) Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA emphasized on the role of the service providing agencies in urban extension areas. These agencies should revisit their infrastructure plans based on notified Zonal Development plans.
 - c) VC, DDA highlighted the need to improve supply side of physical infrastructure and all the concerned agencies must indicate their revised targets up to 2021 for suitable incorporation in MPD 2021.
Action: Director (MPR), DDA
- vi) NCAER study regarding evaluation of Land Pooling
- a) Hon'ble Lt. Governor appreciated the work done by NCAER based on the presentation given by them on 21.02.2012 at Raj Niwas. He advised them to make a formal presentation in the next Advisory Group meeting
 - b) DG, NCAER appreciated the co-operation received by his team from DDA officers. DG, NCAER suggested to have another meeting with officers of DDA for their inputs, before the final presentation is made at Raj Niwas.
Action: DG, NCAER

vii) Proposed amendments in MPD-2021

It was informed that the amendments recommended by the Advisory Group in the meeting of 12.01.2012 shall be placed before the Authority for further processing under Section 11 A of DD Act. During the discussions members felt that the residential activity in industrial use needs to be restricted to housing of industrial workers and supervisors only. The advisory group recommended the following break –up for industrial housing:

- Industrial Workers Housing (Category I) of MPD-2021 – 80% DUs
- Entrepreneurs/ Supervisor (Category II & III) of MPD-2021 – 20% DUs

Action: Director (MP), DDA

5. **STATUS OF THE MANAGEMENT ACTION GROUP (MAG) MEETINGS PLACED BEFORE ADVISORY GROUP FOR INFORMATION**

(i) Meeting of MAG on "Environmental Planning and Co-ordination" under the chairmanship of Secretary Environment, GNCTD on 10.01.12.

- a) Secretary Environment, GNCTD informed about the preparation of the templates and circulation to the members.
- b) Prof. Bahaduri of SPA highlighted the need to incorporate the planning provisions for disaster management in the Delhi Master Plan, so as to reduce the risk from disasters. Hon'ble LG directed that the MAG on building regulations should look into these aspects. He also suggested that a copy of the minutes of the MAG be sent to the SPA for their inputs, if any.

Action: Secretary Environment, GNCTD

(ii) Second meeting of MAG on "Common Platform & Building Approval" held under the chairmanship of Engineer Member, DDA on 31.01.12.

- a) EM, DDA, Chairman of MAG emphasised the need for a study regarding basement and stilt parking in residential plots, before taking a decision for prescribing a minimum plot size for stilts. Hon'ble LG suggested that studies be done, concurrently by SPA and the Civil Enquiring Department of Delhi Technological University that SPA should consult with DDA/ MCD, based on a few case studies.
- b) Spl. Invitee, Sh. Sabharwal informed that floor wise construction of residential plots is being undertaken on a large scale with provision of lifts, but mostly, without proper inspection/ certification.

Hon'ble LG requested Principal Secretary, (Urban Development) for a report and strict enforcement of law in this regard.

Action: Principal Secretary, GNCTD.

(iii) Meeting of MAG on "Information Technology and GIS Co-ordination" under the chairmanship of Secretary IT, GNCTD on 07.02.12.

Secy. IT informed that the meeting of MAG was held on 07.02.2012. He further stated that the 3D GIS database created by the DSSDI for Delhi can be used as a tool by all. The updated information regarding the availability of data / maps are to be provided to DSSDI. The exercise of superimposition of notified Zonal Development Plans on 3D GIS data is likely to be completed by March 2012. However, there may be some mismatch while superimposing Zonal Development Plans and layout plans. A decision to rectify these deficiencies may have to be taken by the competent Authority at the appropriate stage.

Action: Secretary IT, GNCTD

6. PRESENTATION OF ITEM RECOMMENDED BY TECHNICAL COMMITTEE REGARDING PERMISSIBILITY OF "CORPORATE OFFICE" IN "CONVENIENT SHOPPING CENTRE" AS PER MPD-2021 PROVISIONS- CLARIFICATION BY MCD.

- i) The Modifications in MPD- 2021 based on the minutes of the Technical Committee held on 13.02.2012, vide Item No. 29/11 were presented:

PROPOSED MODIFICATION IN MPD-2021 FOR CONSIDERATION			
Provision in MPD-2021		Proposed Amendment	
5.2 Hierarchy of Commercial Areas		5.2 Hierarchy of Commercial Areas	
In Table 5.1: Five-Tier System of Commercial Area		In Table 5.1: Five-Tier System of Commercial Areas	
Tier	V	Tier	V
Population	About 5,000	Population	About 5,000
	Convenience Shopping Centre		Convenience Shopping Centre
Area (ha)	0.1	Area (ha)	0.1
Activities Permitted	Retail Shopping, Local Level service activities, Repair office, Bank, ATM, Informal trade, restaurant	Activities Permitted	Retail Shopping, Local Level service activities, Repair office up to 50 sqm, Bank, ATM, Informal trade, restaurant
Action: Director (MP)			

After discussions, the Advisory Group agreed that there should be a cap on the size of the office, and recommended the above modification for consideration of Authority and further processing under Section 11(A) of DD Act, 1957.

- ii) Chief Town Planner, MCD informed that a number of queries have been received on the issue of extra FAR, for adding extra floors on structures. The Advisory Group unanimously recommended that no extra floors should be allowed on existing buildings to avail the additional FAR. LG directed MCD officers to put up a note for his formal orders in this regard, and also ensure compliance of it.

Action: Additional Commissioner (MCD)

- iii) VC, DDA mentioned about an initiative taken by NDMC some time back for redevelopment of Pandara Road Market with the help of stakeholders. LG observed that redevelopment of few planned commercial areas (CSC & LSC) be taken up by DDA as a Pilot Project. EM, DDA accepted to do this.

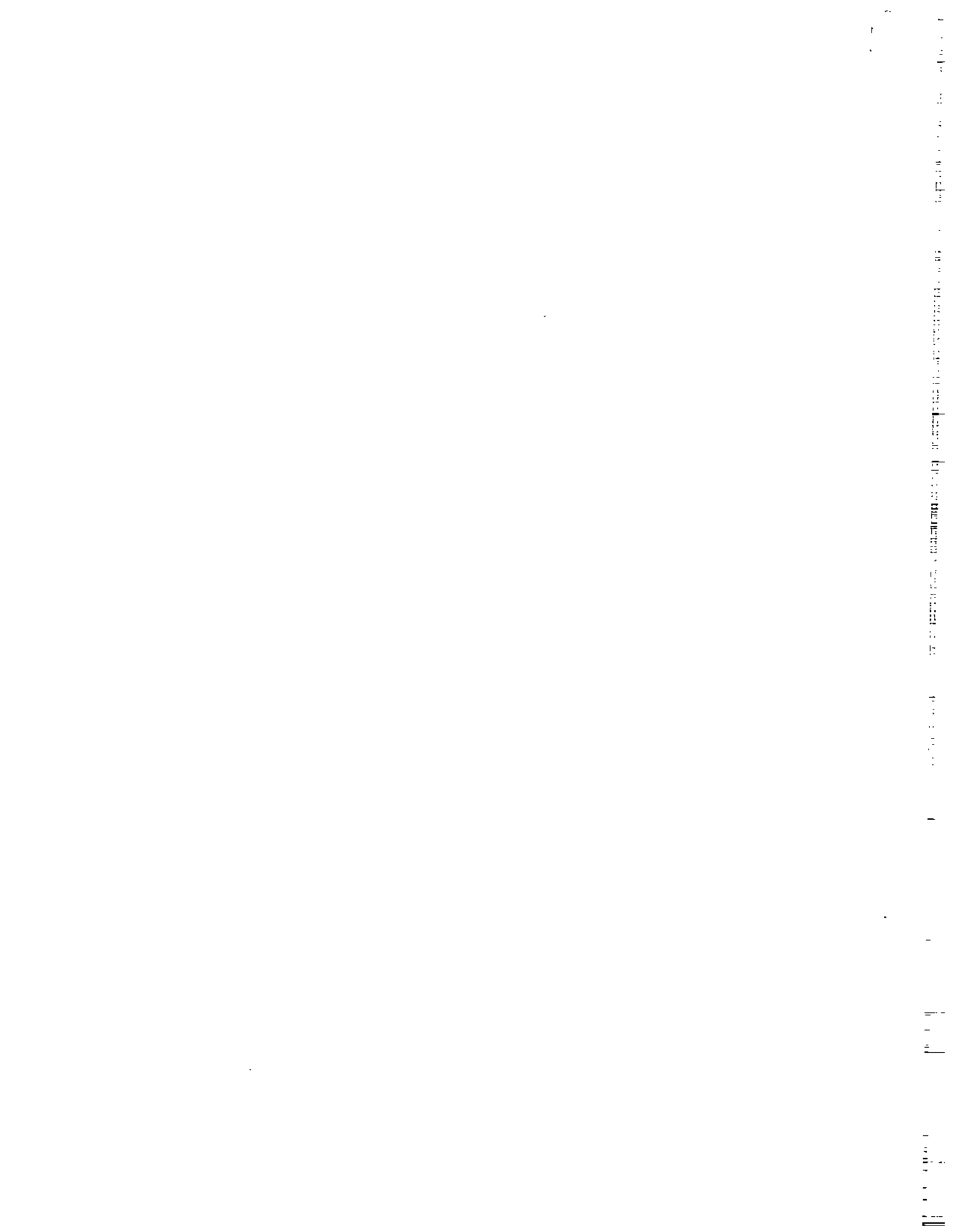
Action, EM DDA

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**A. PRESENTATION OF THE ITEMS RECOMMENDED BY MAGS FOR REVIEW/ AMENDMENTS.
IN THE MASTER PLAN FOR DELHI 2021.**

Proposed modifications in MPD-2021 for consideration		
Sl No.	Provision of MPD-2021	Proposed amendment
i)	<p>Chapter -6 , Sub Section-6.2 Sub-city Level Market Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential areas, these markets need to be redeveloped to overcome the environmental and traffic problems. The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub city level market to enable their relocation.</p>	<p>Chapter -6 , Sub Section-6.2 Sub-city Level Market Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. <i>To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given.</i> The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub city level market to enable their relocation.</p>
ii)	<p>Chapter 5.0 Trade and Commerce - Para 5.6.2 Community Centre (CC) LOCAL Shopping Centre (LSC)/ Convenience Shopping Centre (CSC) The LSC/CSC will cater to the day-to-day needs to the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. Having concentration of commercial activities, may continue subject to condition prescribed under the Mixed use Regulations. The existing built-up commercial; centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies.</p>	<p>Chapter 5.0 Trade and Commerce - Para 5.6.2 Community Centre (CC) LOCAL Shopping Centre (LSC)/ Convenience Shopping Centre (CSC) The LSC/CSC will cater to the day-to-day needs to the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. Having concentration of commercial activities, may continue subject to condition prescribed under the Mixed use Regulations. The existing built-up commercial; centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. <i>To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.</i></p> <p align="right">Action: Director(Plg.) MPR</p>

The Advisory Group recommended the above modifications for consideration of Authority and further processing under Section 11(A) of DD Act, 1957.



8. HIGHLIGHTS OF THE ISSUES RAISED/SUGGESTIONS RECEIVED IN DDA (UP TILL NOW) ON MPD 2021 REVIEW

- i) The Advisory Group was informed that about 1747 suggestions have been received in DDA, out of which about 1500 are already uploaded on DDA Website. The broad breakup of issue wise suggestions was presented.
- ii) Planning Deptt. also briefed the Advisory Group about the classification and coding of suggestions received for generating UID and further informed that TCIL is being engaged to prepare an RFP for inviting bids from IT company to help, operate and manage the data.
- iii) Comm.(Plg)II. informed that a meeting was held between NIUA and DDA Officers. About 120 suggestions have been forwarded by MoUD to NIUA. NIUA officers are processing these suggestions as per the discussion held by them with MoUD.

9. A) GUIDELINES ON TRANSFERABLE DEVELOPMENT RIGHTS

- i) Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA gave a presentation on Transferred Development Rights with approaches/ policies in Mumbai/ Chennai/ Bangalore.
- ii) Hon'ble LG appreciated the presentation and suggested that a committee under VC, DDA be constituted to work out further details, with the following members:
 - Addl. Commissioner, MCD
 - Advisor & Consultant, NPIIC, DDA
 - President IIA
 - Director SPA
 - Chairman DUAC
 - OSD(Plg.) MPPR
 - Sr. Consultants, UTIPEC
- iii) The report of the Committee to be first discussed in MAG on "Enforcement and Plan Monitoring" under the chairmanship of VC, DDA.

Action: Advisor & Consultant, NPIIC, DDA

9. B) POLICY REGARDING PERMISSIBILITY OF MOTELS AS PER MPD 2021

- i) The provisions relating to Motels in the MPD- 2001, MPD-2021 and notifications were presented in brief. Hon'ble LG asked DDA Officers to bring this on the Agenda form in the next Authority meeting which is likely to be held on 12.03.2012.

Action: Director (MP), DDA

10. OTHER ITEMS

- i) It was informed that Mr. Raj Rewal, Chairman, DUAC has prepared a paper on "Farmhouses in Delhi". This paper be distributed to all the members.

Action: Secretary DUAC
- ii) The representative of IIA raised concerns about building activities in unauthorized, regularized and in the provisionally regularized colonies. It was suggested that constructions should be as per the Building Bye laws and notifications related to Disaster Management, etc. Principal Secretary (Urban Development), GNCTD informed the role of GNCTD is restricted to fixing of boundaries of unauthorized colonies and that building activities are controlled by MCD.

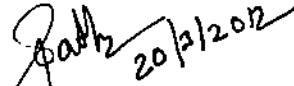
Action: MCD

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- iii) Sh. Sabharwal, Spl. Invitee suggested for a "campaign" for bye laws awareness at the Building Bye laws. Hon'ble LG welcomed the suggestion and informed that this issue is being discussed separately in a meeting with all concerned departments.
- iv) Due to paucity of time the Secy. Environment, GNCTD could not make the presentation. It was decided that this be the first item in the next Advisory Group meeting.

Action: Director (MPR), DDA

Hon'ble LG decided that the next meeting of AG be scheduled for 21.03.2012 at 11 AM.
The meeting ended with vote of thanks to the Chair.


(S.P. Pathak)
OSD (Plg) MPPR
Member Secretary
Advisory Group

Copy to:

- All members of the Advisory Group
- Co-opted Members
- Special Invitees
- C.L.A., DDA

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