



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

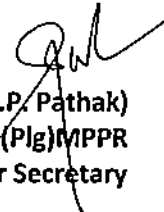
No. F.1(2)2011/Dir.(Plg)MPR/TC / 18

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..

	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	Under examination 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

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.

- (11)
- 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"

- 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

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