



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

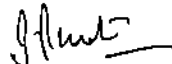
No. F.1 (10)2011/Dir(Plg)MPR&TC /79

Dt. 17.2.12

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:

- | | |
|--|----------|
| 1. Engineer Member, DDA | Chairman |
| 2. Chief Planner, TCPO, Govt. of India | Member |
| 3. Commissioner (Plg) I, DDA | Member |
| 4. Commissioner (Plg) II, DDA | 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 |

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



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:

- Engineer Member, DDA	Chairman
- Chief Town Planner, TCPO	Member
- Commissioner(Plg.) I, DDA	Member
- Commissioner(Plg.) II, DDA	Member
- Chief Architect, DDA	Member
- Chief Town Planner, MCD	Member
- OSD(Plg.)MPPR, DDA	Member
- 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>
<p>G.</p>	<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>
<p>H.</p>	<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