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**DELHI DEVELOPMENT AUTHORITY**  
**OFFICE OF THE DIR (PLG.) MPR**  
**6<sup>th</sup> 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

**DELHI DEVELOPMENT AUTHORITY**  
(MASTER PLAN SECTION)  
6<sup>TH</sup> 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, DSIIDC   | - 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, DSIIDC, members, expert members and all the special invitee for the second meeting of Management Action Group "Enforcement & Monitoring". He suggested

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><b>DSI IDC</b> (Issues referred by DSI IDC vide D.O. Letter No. C1/PS/2011/3044 dated 09/12/2011; Diary no- 477) <b>Relating to the Regulations &amp; 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.</b></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 &amp; forward a copy of the minutes of the Authority meeting to the MCD as well as DSI IDC, GNCT Delhi. <b>Action: Director(MP)</b></p>
ii)	<p><b>TDR Policy</b>  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. <b>Action: Director (Plg.)MPR</b></p>

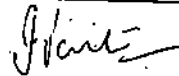
<p>iii)</p>	<p><b>Regarding Inclusion of Service sectors activities in manufacturing use zone.</b></p> <p>The possibility of including the service sectors as per MSMED Act, 2006 in industrial units category as given in annexures of chapter of Industry in MPD-2021.</p>	<p>It was felt that various types 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><b>Action: DSIIDC &amp; MCD : Director (MP)</b></p>
<p>iv)</p>	<p><b>Regarding the proposed Guidelines for re-development of un-planned Industrial areas.</b></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"> <li>i) Modifications that could be covered as part of the regulations within the framework of MPD 2021.</li> <li>ii) Modifications that are to be processed for amendment in MPD 2021 under section 11(A) of D. D. Act.</li> </ul> <p>DSIIDC was explained about the decisions taken in MoUD meeting. The copy of the minutes were also handed over to them.</p> <p><b>Action: Director (MP)</b></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 &amp; ST-11-D-2221 dated 17.11.2011; Diary no-1429,1435,1540,1556,1563,1566)</i></p>	
<p>i) a)</p>	<p><b>Industry Use Zone Guidelines</b></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><b>Action: Director (Plg.)MPR</b></p>

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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;"><b>Action: DSIIDC : MCD</b></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;"><b>Action: MCD</b></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;"><b>Action: DSIIDC</b></p>
c	<p><b>DMRC</b> <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 &amp; disposal to raise the desired funds.</p> <p style="text-align: right;"><b>Action: Finance Member : Commissioner(LD)</b></p>

D	<p><b>Other Items</b>  <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 &amp; 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><b>Action: Director (MPR)</b></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