



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
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No.F.1(5)/2011/Dir.(Plg.)MPR &TC/

Dt: 08.08.2013

Subject: Minutes of the Twelfth Meeting of the MAG on “Enforcement & Plan Monitoring” held on 29.07.2013

The Twelfth meeting of the Management Action Group (MAG) on “Enforcement & Plan Monitoring” on Mid Term Review of MPD-2021 was held on 29.07.2013 under the Chairmanship of Vice Chairman, DDA at VikasSadon, New Delhi.

The following were present:

Members

- | | |
|---------------------------|----------|
| - Vice Chairman, DDA | Chairman |
| - Engineer Member, DDA | Member |
| - Commissioner (Plg), DDA | Member |

Co-opted Expert Members

- Addl. Commissioner (Plg.) MPR & AP, DDA

Special Invitees

- Chief Architect, DDA
- Director (Plg.) Zone ‘K-I & K-II’, DDA
- Director (Plg.) Zone ‘E & O’, DDA
- Director (Plg.) Zone ‘C & G’, DDA
- Director (Plg.) UC & Zone-‘J’, DDA
- Director (Plg.) Zone-‘P-I & P-II’, DDA

Others

- Sh. N.K. Chakraborty, Consultant, U/C Cell, UD Deptt., GNCTD
- Director (Plg.), VC Office, DDA
- Director (Plg.) MPR & TC, DDA
- Dy. Director (Plg.) MPR, DDA
- Dy. Director (Plg.) Zone ‘E & O’, DDA
- Dy. Director (Plg.) Zone ‘C & G’, DDA
- Dy. Director (Plg.) UC & Zone-‘J’, DDA
- Dy. Director (Plg.) MPR, DDA
- Dy. Architect, NDMC

The Vice Chairman, DDA welcomed the Members and Special Invitees. Thereafter, with a brief introduction, Addl. Commissioner (Plg.) MPR & AP, DDA explained the issues relating to **Enforcement & Plan Monitoring**, received for Review of MPD - 2021. The proceedings of the meeting are as follows:

(i) Confirmation of the minutes of the 11th meeting of “Enforcement & Plan Monitoring” held on 28.05.2013

It was informed that the minutes of the 11th meeting and the modifications recommended were placed before the Tenth meeting of the Advisory Group under the Chairmanship of the Hon’ble LG on 03-07-2013.

Observations given by the expert member, Sh. S.C. Gupta were discussed. MAG observed that commercial-cum-hotel plots are auctioned by DDA in Commercial Centres, and thus, no modification in the minutes of the meeting was recommended by the MAG. Since there was no further observation by any of the members, the minutes of the 11th meeting, held on 28-05-2013 were confirmed.

(ii) Review of Action Taken Notes of Eleventh Meeting of MAG held on 28.05.2013

Action Taken Report was discussed item-wise and following were observed:

1. Request for change of land use of Birla Textiles (near Old SubziMandi) in Zone 'C':

As suggested by the MAG in its Tenth meeting held on 30-04-2013, Birla Textiles submitted a note in support of their request for change of land use of the plot. In view of this, following observations were submitted by Director (Plg.) Zone- 'C & G'.

- a) As part of Review of MPD-2021 based on suggestions received, need for permitting various activities in industrial areas has been recognized for optimum utilization of land. The modifications, after processing of suggestions received, have been notified vide S.O. 1215(E) dated 13-05-2013. As per this notification, residential, commercial and PSP uses are permitted in Industrial Use Zone with stipulations.
- b) This case pertains to surrender of land by industries as per the orders of the Hon'ble Supreme Court in 1996.

In view of above, no modification was suggested by the MAG.

(iii) Discussion of Suggestions received towards Review of MPD-2021 sent to Area Planning Units

Suggestions relating to Zone KI & K-II and Zone E & O:

The Director (Plg.) concerned presented the Status Report/ Observations on suggestions received as part of the Review of MPD-2021 related to the respective Zones. MAG observed that most of the suggestions are related to change in road-alignment and ROW, land use, Lal Dora etc. on which policy decisions have been already taken in meetings of the Advisory Group under the Chairmanship of the Hon'ble LG, Delhi. The Director (Plg.) concerned will submit the revised Status Reports in file for approval of the Chairman of the MAG. After approval, these will be uploaded as addendum to the minutes of this meeting.

Action: Director (Plg.) Zone KI & K-II, Director (Plg.) Zone E & O

Suggestions relating to Zone PI & P-II,

Owing to paucity of time, it was decided that these issues will be discussed in the next meeting of the MAG to be held on 30-07-2013.

(IV) Discussion of Suggestions received towards Review of MPD-2021

Sl.	Diary No. / Name & Address	Suggestion made	Observation of the MAG
1	2240, 3802 A.K.Mehta, D 1/1411, VasantKunj, LIG flats, VasantKunj	Primary nursing centre, physiotherapy other medical facilities to be allowed in residential areas and basements in DDA and society flats.	Certain health facilities are permitted in Residential Areas with stipulations in Para 15.7 of MPD-2021. The activities permitted in Group Housing are given in Para 15.4.
2	1781, 2642, 3103, 3104, 3198, 3852 Ashok Babu, B-34, MG Road, Delhi Dr. (Col.) S. C. Talwar	Planned Dairy may be allowed in residential sectors. Dairies and cattle should be relocated to modern cooperatives dairy farms in the fringe areas.	As per MPD-2021-Table 9.4, Dairy Farms are permitted in 'Green Belt'. Sale of Dairy Products is permitted in Residential Areas as per para 15.6.3.
3	2646, 3365 Ayuresh Kumar Maan, Gram SudharSamiti, 208,	Small Scale industries like rice and dal mills and Godowns should be regularized in villages Bakoli, Jindpur, Khampur.	MAG observed that existing mills, as part of unplanned industrial areas, will be dealt as per the Policy given in Para 7.6.2. The activities permitted in

	Village Hamidpur, Delhi		LalDora/ Extended Lal Dora will be the facilities required for the neighbourhood population. It is not advisable to permit sub-city level activities, like godowns, industrial units within Lal Dora.
4	3400 Sunil Kumar Anand, Treasurer, New Timber Markets Dealers Assoc. B-96, WHS, Kirti Nagar, Delhi-15	Rectification in MPD 2021 to include Kirti Nagar as location for storage/sale of timber and allied trade in Table No. 6.1 Sub-City Level Markets. The correction is based on DDA letter No. F3(59)06/ MP/P34 dated 31.10.2006.	MAG observed that Naraina- Iron and Steel Market has been shown in Table 6.1. On the same lines, following may be added in Table 6.1. (ix) Kirti Nagar - Timber Market Action: Director (Plg.) MPR
5	3241 Sushil Kumar Goel, 258, Katra Param, Tilak Bazaar, Delhi-6.	Bigger plots should be allotted for chemical shop in the outskirts of Delhi.	This relates to shifting of Chemical Traders from Walled City to Integrated Freight Complex at Narela. The plot sizes have been decided as per the policy.
6	2730 Prof. R. S. Dhillon, X-39, Instt. Area, Karkardooma, Delhi 110092.	Allot bulk land at affordable rates in different zones like ' <i>Prakashak Nagar</i> ' in industrial complexes, some area marked exclusively for I.T. and ITes Industry may be allotted to Publishers as part of Knowledge/ Education Industry. Representative of Kalkaji Bhagidari Association suggested that mixed use activity may be permitted in the resettlement colony of Kalkaji based on availability of infrastructure.	It was informed that the publishing houses are not included in Industry, as in most of the cases they are without attached printing presses. MAG noted the importance of this activity and suggested that GNCTD may consider permitting publishing activity in industrial areas. Action: Deptt. of Industries, GNCTD MAG agreed in principle that mixed-use to be permitted based on infrastructural capacity of the area, instead of the degrees of violation in terms of unauthorized commercial use. Action: Local Bodies / GNCTD
7	2884 Prashant Jain, E-12, G.F., Green Park Main, New Delhi - 110016	Food canteen with kitchen / 'Tiffin Supply' business should be allowed Group - 'A' Industries. Food canteen with kitchen and seating should be allowed in 20sq.m shop. PG accommodation / student hostel should be added as 'Other Activity' in Para 15.7, irrespective of ROW norms & plot size restrictions.	Para 15.6.3 of MPD-2021, provides activities permitted in small shops in residential areas which are catering to daily needs of the local population. MAG agreed with the suggestion and following amendment is suggested: Para 15.7 OTHER ACTIVITY 15.7.1 Following to be added: (h) Hostel/ paying-guest accommodation Action: Director (Plg.) MPR & TC
8	2840 Mishon Kumar Ray, Gali No. 15,	100 families of Tata Nagar Colony in Nangal Dairy were evicted owing to expansion of Delhi	The suggestion is outside the scope of Master Plan for Delhi.

	Mahipalpur New Delhi-110037	Airport. Part of the land promised for rehabilitating them has not been made available. Policy on Rehabilitation of displaced persons shall be clarified in MPD.	
9	L-390 Pankaj Roy (Forwarded by CMO) Amrita Dewan A.H. Khan Delhi State Public Schools' Management Association Shalimar Park Extn. Shahdara	Suggestion related to norms for school: - Relax norms for recognized and unrecognized schools run upto Primary level by local bodies and Senior Secondary Schools by Education Dept., GNCTD in areas including unauthorized colonies. Area of 800 sq.m. for Primary Schools should be relaxed to 200 sq.m. - Allot new school land to eligible parties. Increase built up area (FAR) so that existing schools can cater to more students. - Reconsider the suggestion on allowing pre-primary school on 9m ROW in rehabilitation pre-1962 colonies.	Land Disposal (LD) Wing of DDA has formulated a policy for upgradation of schools based on size of plots and NOC from GNCTD. After administrative examination and recommendations of the LD Wing, Planning Deptt. Modifies the Layout Plan on which basis the permissible FAR is granted. The school Management to apply to the LD Wing of DDA for examination.
10	L-448 Khagesh B. Jha Adv., Advisor, Justice for All	In respect to RTE Act-2009 the following are suggested: Issue appropriate directions to DDA officials to restrain them to convert any land usage of nursery plot into any other than elementary school. Check the violation of allotment condition of institutional plot and cancel the allotment and provide plots to GNCTD schools. Convert special school upto class (VIII) into Elementary School.	Area Planning Wing (Zone 'C & G') is preparing Draft Policy for Utilization of the unallotted Nursery School plots in Delhi for approval by the Competent Authority. Action: Director (Plg.) MPR & TC
11	G-639 Jai Bhagwan Aggarwal Modern Delhi Citizen Educational Society (Regd.)	Request for increase FAR to secondary school level for the school building plan. The school, Vishal Bharti School running under Modern Delhi Citizen Educational Society, was initially allotted land for middle level school now upgraded till Secondary level by Director of Education.	MAG observed that the norms for educational institutions have been adopted in MPD-2021 on the basis of the recommendations of Directorate of Education, GNCTD. Hence, no modification/amendment to MPD-2021 was suggested.
12	L-464 Alok Gupta Sangam Cinema	Cinemas to be allowed an FAR of 150 in lieu of Redevelopment.	It was informed that in MPD-2021 norms for individual cinema plots have not been provided, as most of the cinemas are part of Commercial Centres. The owner was asked to clarify whether this is part of the

			planned Commercial Centre. The owner vide letter dated 30-07-2013 informed that the Cinema Hall is part of the Community Centre of Sector (IX), R.K. Puram. In view of this, the activity, FAR, etc. shall be governed by detailed parameters for development provided in layout plan prepared by CPWD.
13	G-537 Dept. Of Food Supply and Consumer Affairs, GNCTD	Regarding regulating the Land use pattern around major Petroleum and petrochemical installation. Govt. may consider by an Act, the planning and use pattern around major Petroleum and petrochemical hazard installations and plants which will make it mandatory to institute process of consultation between the major industries and land planning authorities (both state and local). This will ensure the vulnerable section of the society is kept at a safe distance from the installations and industries. Also, roads and infrastructure and escape routes are adequately provided and maintained around these areas.	In Delhi, such installations are located in different parts of Delhi mostly along National Highways. Most of them were in existence before the area was declared for urbanization. Whenever DDA prepares the Zonal Development Plan for respective areas, objections/ suggestions are invited from all stakeholders. Wherever possible, green belts have been provided along the major roads. MPD-2021 Para 6.3 provides following: <i>No new Depots for oil and LPG shall be developed in NCT of Delhi. New depots required for the increased energy requirement shall be developed in the National Capital Region and the supply of Oil/ LPG / CNG etc. to Delhi should be through pipelines.</i>
14	G-733, G-745, L-166 Owners Guild A-1/305 to A-1/313 Safdarjung Enclave, New Delhi	Permit Mixed Landuse on plots A-1/305 to A-1/313, Safdarjung Enclave situated on Ring Road. Plots are 300m, 500m, 800m respectively from the 3 upcoming Metro Stations. Land in front of the plots marked as parking space during the auction has been wrongly converted to Green space without any consultation with the plot owners.	The suggestion relates to development as per Layout Plan / lease conditions. Specific case will be examined by the concerned Area Planning Unit of DDA. Action: Director (Plg.) Zone 'F & H'
15	3085 Dr. Arvind Sharma, MP, Karnal, Haryana (Forwarded by MoUD)	The Petroleum Dealer Association of Delhi has stalled installation of new petrol pumps across Delhi. This has adversely affected the interest of new genuine allottees, widows, war-widows, ex-service men. Installation of new petrol pumps in Delhi shall be granted by DDA.	The suggestion is not related to review of MPD-2021.

(V) Issues related to Draft NCR Plan – 2021; and

(VI) GNCTD's decision to adopt MPD as Sub Regional Plan of Delhi

MAG was informed that 33rd meeting of NCR Planning Board was held on 01-07-2013 under the Chairmanship of the Hon'ble Union Minister for Urban Development. The minutes of the meeting pertaining to Sub-Regional Plan for Delhi is reproduced below.

iii) Agenda Item No. 7: Status of Preparation of Sub-Regional Plans

The draft Sub-Regional Plan for UP Sub-Region was taken up as Agenda item no. 8. Board noted the status of preparation of Sub-Regional Plans of Haryana & Rajasthan. Chief Secretary, GNCT-Delhi stated that the Master Plan for Delhi-2021 has already been prepared for the entire NCT-Delhi and suggested that Delhi Master Plan for 2021 may be treated as Sub-Regional Plan for NCT-Delhi.

After deliberations, Board decided that the Master Plan for Delhi-2021 prepared under the provisions of Delhi Development Act, 1957 be treated as Sub- Regional Plan for NCT-Delhi Sub-Region. However, the Master Plan must clearly bring out issues of inter-state connectivity.

In this regard, the provisions in MPD-2021 in para 1.3 'Frame Work for Sub-Regional Development' are reproduced as below.

'As a follow up of the Regional Plan-2021 and in consonance with, under Section 17 of the NCRPB Act, 1985, a Sub-Regional Plan for Delhi is to be prepared by GNCT-Delhi. It is suggested that a High Level Group may be constituted by GNCT-Delhi to implement the policies of the Regional Plan and ensure timely preparation of the Sub-Regional Plan.'

MAG, after discussion, recommended addition of the following sub-para.

Master Plan for Delhite treated as Sub-Regional Plan for NCT-Delhi Sub-Region. GNCTD, in consultation with the adjoining states, to review the inter-state connectivity issues and to provide inputs for incorporating in MPD-2021. GNCTD to review Perspective Plans of physical and social infrastructure, prepared by the concerned agencies, and provide as Annexure(s) to Master Plan for Delhifor better coordination and augmentation of the services.

(VI) Public Notice for inviting suggestions towards 'Draft Revised Regional Plan-2021 – NCR'

Vice Chairman, DDA asked Planning Wing Officers to collect Sub-Regional Plans/ Development Plans for adjoining states/towns in Central NCR from NCRPB to ensure that all the connections shown in them get incorporated in MPD-2021.

Action: Director (Plg.) UTIPEC

It was noted that the 'Draft Revised Regional Plan-2021 – National Capital Region' is to be studied by the concerned units and contradictions with reference to MPD-2021, if any, may be submitted to NCRPB by DDA as objection/suggestion before last date of filing i.e. 30th August 2013.

**Action: Director (Plg.) UTIPEC; Director (Plg.) MPR
Director (Plg.) MP**

(VII) Any Other Item with the permission of Chair:

DMRC vide letter No. DMRC/20/512/2005 dt. 22nd April, 2013 has communicated following decision of the 98th meeting of Board of Directors held on 26.03.2013 –The alignment for Phase IV and Monorail project should be considered for inclusion in the MPD-2021 and Zonal Plans during the on-going review exercise.

After discussion MAG recommended addition of following sentence in Para 12.4 MASS RAPID TRANSIT SYSTEM (MRTS).

Considering the future needs of the city additional links of MRTS may be identified by the DMRC. ***The proposed Metro Rail Network by DMRC in subsequent phases, approved by the Central Government to be incorporated in the Master Plan and respective Zonal Development Plans.***

Action: Director (Plg.) MPR

The meeting ended with a vote of thanks to the chair.

**Sd/-
Director (Plg.) MPR & TC**

Copy to

- All members of the group
- Special Invitees
- OSD to V.C., DDA
- P.S. to V.C., DDA
- Concerned officers for necessary action as mentioned in the minutes