



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
6th Floor: VikasMinar, I.P. Estate, New Delhi - 110002
Tel: (011) 23379731, e-mail: dirplgmpr.tc@gmail.com

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

Dt:**08.08.2013**

Subject: Minutes of the Thirteenth Meeting of the MAG on “Enforcement & Plan Monitoring” held on 30.07.2013

The Thirteenth meeting of the Management Action Group (MAG) on “Enforcement & Plan Monitoring” on Mid Term Review of MPD-2021 was held on 30.07.2013 under the Chairmanship of Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following were present:

MEMBERS

- | | |
|------------------------|----------|
| - Vice Chairman, DDA | Chairman |
| - Engineer Member, DDA | Member |

CO-OPTED EXPERT MEMBERS

- Prof. S.C. Gupta, Ex. Addl. Commissioner, DDA
- Addl. Commissioner (Plg.)MPR & AP

SPECIAL INVITEES

- Chief Town Planner, North DMC
- Chief Architect, DDA
- Director (Plg) Zone ‘A & B’
- Director (Plg) Zone ‘C & G’

OTHERS

- Director (Plg.), Office of the VC, DDA
- Director (Plg.) Zone ‘P-I & P-II’
- Director (Plg.) Zone ‘AP-II’
- Director (Plg.) MPR & TC
- Dy. Director (Plg.) Zone ‘C & G’
- Sh. P. Dinesh, Senior Town Planner, North DMC
- Sh. Harjinder Singh, Asstt. Town Planner, South DMC

The Vice Chairman, DDA welcomed Members and Special Invitees. There issues were discussed item wise and the proceedings and observations of the MAG are as follows:

(i) Confirmation of the minutes of the 12th meeting of “Enforcement & Plan Monitoring” held on 29.07.2013

The 12th meeting of MAG was held on previous day and thus it was decided that minutes of 12th and 13th Meetings will be placed in next meeting for confirmation.

(i) Suggestions related to Zone – ‘P-I & P-II’

The concerned Director (Plg.) 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 concerned Director (Plg.) will submit the revised Status Report 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 P-I & P-II

(ii) Suggestions related to Special Area forwarded to North DMC

The suggestions related to Local Bodies mostly relates to Special Areas (Walled City, Karol Bagh etc.) which are to be processed as part of preparation of Redevelopment Plan of Special Area by North Delhi Municipal Corporation. This was discussed in 3rd Technical Committee held on 08.04.2013. This was further discussed in a meeting of the subcommittee and as desired, the Chief Planner, North DMC has identified major issues on which suggestions have been received.

Sl. No.	Issues	Suggestion by North DMC	Observation by the MAG
a.	Boundary of Special Area in Karol Bagh	Boundary of Special area and its constituents have been given in MPD-2021 and the same has been retained in the Special Area Redevelopment Plan.	As mentioned in MPD – 2021, Para 16.2 Special Area Regulations <i>“The Redevelopment Scheme for this Special Area should be prepared and notified by the MCD within three years.”</i> <i>“5. Further, Re-development Plan and Schemes for the Special Area should be prepared by the local body within three years of approval of the MPD 2021. In this Plan, the Metropolitan City Centres as referred in 5.3, Chapter 5.0 Trade and Commerce, shall be delineated based on survey. Till such time, status quo shall be maintained.</i> Chief Planner informed that North DMC has prepared a redevelopment plan where Boundary of Metropolitan City Centre has been defined. This has been agreed in principle by Technical Committee on 08.04.2013
b.	Amalgamation of plots	As per the guidelines of redevelopment scheme in MPD-2021 amalgamation and reconstruction of the plots for planning purpose will be permitted (clause 3.3.2(iv)). To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. The redevelopment plan has made proposals accordingly.	This will be dealt as per the Provisions in MPD – 2021 and Regulations Notified by DDA in 2011 for Special Area and Villages.
c.	Higher FAR and Height	As stated in the guidelines for redevelopment scheme, the maximum FAR of 400 shall be	The Technical Committee while discussing the Draft Redevelopment Plan for Special Area on 08.04.2013 has in principle agreed to the Height

		permissible. The height of buildings has been proposed for a permissible height of 18mt. This has also been concurred by DUAC while approving the redevelopment scheme.	of 18m. The MAG also agreed to increase the provision of Height to 18 m as Suggested by CTP, NDMC.
d.	Landuse	Wherever permissible change in the land use has been suggested depending on the ground realities in planning, existing community facility sites have been retained wherever possible. Only the plots abutting the notified mixed use/ commercial streets/ PSS streets shall be used for commercial purpose.	The MAG agreed to the suggestion depending on the ground realities for planning purpose however existing community facility sites shall be retained.
e.	Guest House/ Lodges	Allowing of Guest House/ Lodges shall be as per the provisions contained in Chapter 15. Mixed Use Regulations.	MAG after discussion observed that in continuation to para 15.7.3 v. following sentence to be added to MPD-2021. v. Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built-up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Line Bungalow Zone, Guest Houses that were operating validly under provisions of MPD, prior to 07.09.2006 would continue to the extent as was permissible at that time. <i>The guest houses, which were already in existence prior to 07.02.2007, the requirement of ROW as provided for in notification dt. 19.05.99 to be relaxed below 9 mts. Provided there is clearance from Fire Department.</i> Action: Director (Plg.) MPR & TC

(iii) Suggestions related to Special Area received towards review of MPD-2021

Sl	Name and Address	Issue/ Suggestion	Observation of MAG
1	G-592 dated 03-06-2013 Delhi Hotel & Restaurant Owner's Association (Regd.) 2222, Hardhian Singh Road, Karol Bagh, New Delhi – 05. Ph: 28755003	<ul style="list-style-type: none">- Guest Houses running prior to 07-02-2007 on streets less than 9m. ROW shall be allowed to operate in Karol Bagh.- 18m. height shall be permissible for buildings in Karol Bagh prior to 07-02-2007.- Amalgamated plots and buildings shall be allowed in Special Area on 'as it is, where it is' basis. Each amalgamated plot shall be allowed higher FAR.- 100% ground coverage and 550 FAR shall be allowed, against payment of suitable charges, for regularization of additional construction in plots of any size existing prior to 07.02.2007 in Special Area/ Karol Bagh.- Allow construction of projections/ Chajjas upto a depth of 1.25 m at the height of 3 m above ground level; and regularize such projections in buildings existing prior to MPD-2021, i.e. 07.02.2007.	<ul style="list-style-type: none">- After discussion MAG observed that provisions for these facilities in MPD – 2021 are adequate. These have been worked out keeping in mind the intensity, type of development, fire hazards, safety of tourists/ shoppers etc. in Karol Bagh. Hence, No Modifications were suggested by the MAG.

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