



DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN REVIEW SECTION)

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

Dt: 24.12.2013

Subject: Minutes of the Fourteenth Meeting of the MAG on “Enforcement & Plan Monitoring” held on 09.12.2013

The Fourteenth meeting of the Management Action Group (MAG) on “Enforcement & Plan Monitoring” on Mid Term Review of MPD-2021 was held on 09.12.2013 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 |
| - Commissioner (LM), DDA | Member |
| - Commissioner (Plg), DDA | Member |

Co-opted Expert Members

- Prof. S.C .Gupta, Ex. Addl. Commissioner (Plg), DDA
- Sh. V.K. Bagga, Ex. CTP, MCD
- Addl. Commissioner (Plg.) MPR & AP, DDA

Special Invitees

- Addl. Commissioner (Plg) MP & UEP
- Director (Plg.) Zone ‘K-I & K-II’, DDA
- Director (Plg.) Zone ‘E & O’, DDA
- Director (Plg.) Zone ‘F’, DDA
- Director (Plg.) Zone-‘P-I & P-II’, DDA

Others

- Sh. Mohan Chandra, Senior Architect
- Mrs. L. Gopan, Additional Chief Architect
- Dy. Director (Plg.), VC Office, DDA
- Director (Plg.) MPR & TC, DDA
- Dy. Director (Plg.) Zone ‘E & O’, DDA
- Dy. Director (Plg.) MP, DDA

The Vice Chairman, DDA welcomed the Members and Special Invitees. Thereafter, with a brief introduction, Director (Plg.) MPR & TC, 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 12th and 13th meeting of “Enforcement & Plan Monitoring” held on 29.07.2013 & 30.07.2013

It was informed that the minutes of the 12th & 13th meeting and the modifications recommended were placed before the Eleventh meeting of the Advisory Group under the Chairmanship of the Hon’ble LG on 23-08-2013. Since there was no further observation by any of the members, the minutes of the 12th & 13th meeting, held on 29-07-2013 & 30-07-2013 were confirmed.

(ii) Review of Action Taken Notes of Twelfth & Thirteenth Meeting of MAG held on 29.07.2013 & 30.07.2013

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

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

- Suggestions relating to Zone P I & P II, Zone K I & K II and Zone E & O:

As mentioned in the minutes of the meeting of 29.07.2013 & 30.07.2013 the Director (Plg.) concerned will directly submit the revised Status Reports in file for approval of the Chairman of the MAG/ Vice Chairman, DDA. After approval, these will be uploaded as addendum to the minutes of this meeting.

**Action: Director (Plg.) Zone P I & P II,
Director (Plg.) Zone K I & K II,
Director (Plg.) Zone E & O**

b) Discussion of Suggestions received towards Review of MPD-2021

S.No 14. "Owners Guild": It was informed by Director(Plg) Zone 'F' that the part layout Plan of Safdarjung Residential Development "Block-A" was modified in the Screening Committee meeting held on 16.07.2007 vide Item No. 120:2007. This pocket of four (4) plots was modified to ten (10) plots; and in the modified plan, the land in front of these plots is shown as "Park".

In view of above, VC desired that after verifying/ checking the auction and lease documents the matter may be again put up in the Screening Committee for its consideration.

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

Sl.	Diary No. / Name & Address	Suggestion made	Observation of the MAG
1	G- 1120 (28.10.13) L-1, 3135, 3340 Prem Prakash Shokeen, Jan Kalyan Samitee, New Delhi 110085 09136666217	Suggestion regarding inclusion of three activities in the list of activities prohibited under mixed land use in respect of Para 15.6.2 in Para 15.3.3 roads in urbanized villages and unauthorized colonies: 1. Business of finished marble products. 2. Retail shops of gravel, sand and cement on 50 Sq.m plot 3. Repair shops and workshops of automobiles.	MAG observed that the activities mentioned in Para 15.6.2 to be allowed on plot size of minimum 100 sq m abutting on 18 m ROW and Ground Coverage with material/activity should not be more than 50%. In view of above following modification is suggested in MPD-2021. Existing Provision Para 15.6.2 Notes: Will not include: 1. Business of finished marble products where cutting and polishing activity of marble is not undertaken. 2. Retail shops of gravel, sand and cement shall be permissible in residential plots of at least 50 sq.m., in notified mixed use streets in E, F and G category colonies,

			<p>provided that the material is kept entirely within the plot premises.</p> <p>3. Repair shops and workshops in case of automobiles shall not be prohibited on plots abutting mixed-use streets or commercial streets of right of way (ROW) of 30m or more.</p> <p>Proposed Modification Para 15.6.2 Notes: Will not include:</p> <p>1. Business of finished marble products where cutting and polishing activity of marble is not undertaken.</p> <p>2. Retail shops of gravel, sand and cement shall be permissible in residential plots in notified mixed use streets in E, F and G category colonies, provided that the material is kept entirely within the plot premises.</p> <p>3. Repair shops and workshops in case of automobiles shall not be prohibited on plots abutting mixed-use streets or commercial streets of right of way (ROW) of 30m or more.</p> <p><i># In case of S.No 1 & 2 above the activities will be permitted only on residential plots of minimum 100 sqm size abutting 18 m ROW. The maximum permissible ground coverage shall be 50%.</i></p>
2	G-1098 dated 22.10.13 G-845, L-472 Superintending Engg. Delhi Agricultural Marketing Board Janakpuri, New	<ul style="list-style-type: none"> Suggestion regarding change of parking standards and definitions in Table 6.2 with respect to Wholesale Market Parking Standards for Wholesale Markets provides for 3 ECS per Square Meters of Built up Area (equivalent to commercial space). 	MAG observed that the wholesale markets need parking for trucks, loading & unloading, idle truck parking etc. In view of this it is not desirable to modify the existing provisions in MPD-2021.

	Delhi-58 011-28525232	<ul style="list-style-type: none"> The definitions in Table 6.2 may be revised, by excluding the word "Storage & Godowns" and "Delivered to Retailers". 	
3	Col. T.R. Agnihotri (9540024664) Mr. O.P. Sabharwal (9911797100) Uday Park Resident's Welfare Association (Regd.) New Delhi-110049	Where there is no service lane between the two rows of houses, a rear set back of minimum 5 ft. will be left mandatorily by the Owner/ Builder in plotted residential colony.	The suggestion was discussed in 4 th and 12 th Meeting of the Management Action Group on Common Platform for Building Approvals held on 05-07-2012 and 29-07-2013. The suggestion, after detailed discussion, was not agreed by the MAG.
4	G-811 dated 31.07.2013 Amit Kanira Association of Self Financing Institutions, Kalkaji 40619206	FAR in respect of Educational Institutes to be at par with Hospitals.	MAG was informed that FAR of educational institutes has been increased from 120 to 225 in Chapter 13.0 in Table 13.6 at S.No 1 & 4 (a). In view of this no further modification suggested by MAG. The following notification has been issued in this regard vide S.O. 2895(E) dated 23-09-2013.
5	L-471 dated 18.07.2013 Maj. Gen. (Retd.) Dr. R.M. Kharb, Animal Welfare Board of India MoEF, GoI 04424571025/ 24571024 Gurgoan- 0124- 4105664 9818166664(M)	<ol style="list-style-type: none"> Govt. Veterinary Hospitals should be located in villages which are surrounded by civic areas to provide cover to milk providing large animals kept by villagers. The existing Govt. Policy for Veterinary Services/ Hospitals/ Dispensaries in Rural areas should be allowed to continue. The existing Veterinary Hospitals of Delhi State Govt. should be converted to Stray Dog Sterilization and Anti Rabies vaccination centers. Provision of CNG Crematorium for cremation of owned dogs as well as street dogs and other small animals. Provision of Veterinary Clinics for Small Animals in urban areas for Delhi Master Plan 2021. Provision of Private Veterinary Clinics/ Consultations in Mixed use Regulations under para 15.8 Professional Activity of proposed Delhi Master Plan 2021 in Ground Floor only. 	<p>Para (1), (2), & (3) are not related to Master Plan.</p> <p>Para (4) the following modification is suggested:</p> <p>Existing Provision 13.10 Cremation Ground, Burial Ground & Cemetery At present there are 59 cremation grounds and 4 graveyards (qabristans) of the MCD and Delhi Waqf Board has 53 burial grounds. i) In the existing cremation grounds, provision of crematorium is to be made. ii) In proposed urban extension new burial grounds / crematorium / cremation grounds / cemetery etc. are to be planned with proper parking and landscape provisions. The plot area to be about 0.4 Ha. per 5.0 lakh population for a cremation</p>

			<p>ground and upto 1.0 Ha. per 10 lakh population for a cemetery and burial ground subject to availability of land.</p> <p>Proposed Modification 13.10 Cremation Ground, Burial Ground & Cemetery</p> <p>Addition of S.No (iii) after S.No (ii)</p> <p><i>iii) In proposed urban extension new burial grounds/ crematoriums are to be planned for pet and stray animals. The plot area to be about 0.2 Ha per 10 lakh population.</i></p> <p>Para (5) MPD-2021 already provides the norms in Para 13.1 Health.</p> <p>Para (6) The professional activity mentioned in Para 15.8 is permitted in Group Housing. It is not desirable to locate veterinary clinics in residential areas. Hence no modification was suggested.</p>
6	L-69, L-216, L-260, L-262 Bijender Singh, Handloom/ Weavers Cooperative Societies, New Ddelhi 110031	Representation received from Handloom cooperative Societies regarding functioning of the handloom cooperative societies in residential areas. The suggestion is to increase the no. of worker to 15 workers	Discussed in the 4 th meeting of the MAG on 'Enforcement of Plan Monitoring' held on 28.06.2012. The suggestion after detailed discussion was not agreed by the MAG.
7	Ms. Sheetal Sadh Forwarded by MoUD	Suggestion regarding regularization of the projections like unauthorized rooms and balcony build on government land upto one meter.	Discussed in the 2 nd MAG of Common Platform for Building Approvals held on 31.01.12. The issue was not agreed upon by MAG.
8	G-945 dated 10.09.2013 Sh. Shikhar Chand Jain, Hauz Khas 011-26518499, 9910605551	<ol style="list-style-type: none"> 1. Size of plots : minimum length 225 ft and width 100 ft. 2. In Delhi plots should be facing East, North then South and then West. 3. Roads should be 120 ft wide and other 60 ft wide. 4. Service Lane: should not be less than 20 ft wide. 	This is a Layout level issue and hence, not related to Master Plan.

		<p>5. Coverage: Ground coverage should not be more than 40%, FAR-100, and G+3. Use of G.F. for personal office including library should be allowed. One pantry and one kitchen should be allowed on one Floor.</p> <p>6. Central court yard of 1000 sq.ft be allowed.</p> <p>7. Set back: front-60 ft, back-30 ft and 10 ft each in between two plots</p> <p>8. One central park with at least 20 Acres of land, 5 sites of one acre each for children play ground etc.</p>	
9	Ms. Geeta Sharma	<p>Suggestion regarding the inclusion of Dieticians in the professional category of individuals in MPD-2021 in residential areas in Zone A & B of MCD to improve accessibility of residents to such consultants. These consultants do not deploy fitness machines and are advisory in nature.</p>	<p>MAG agreed to include Dieticians in the list of Professional Category in MPD-2021. The following modification is proposed:</p> <p>Existing Provision 15.8 Professional Activity</p> <p>i. Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant, Company secretary, Cost and Works Accountant, Engineer, Town Planner, Media professionals and Documentary Film maker 1[and Management Professionals.*]</p> <p>Proposed Modification 15.8 Professional Activity</p> <p>i. Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant, Company secretary, Cost and Works Accountant, Engineer, Town Planner, Media professionals and Documentary Film maker 1[and Management</p>

			Professionals.*] and Dietician/ Nutritionists. Action: Director(Plg) MPR & TC
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(iv) Any Other Item

Suggestion received from MoUD of Sh. Sudhir Vohra, Architect concerning the Balcony Depths-proposed increase of depth to 1200 mm in Residential - Plotted Housing.

The suggestion was discussed and it was agreed by MAG that the Balcony depths in Residential- Plotted Housing as already notified in case of Residential- Group Housing vide S.O. No. 1241(E) dt. 19.12.2001 can be increased to 1200 mm provided the same is within the setback lines and not encroaching on public land. However, MAG desired that the issue be taken up as part of building bye laws.

Action: Director (Building), DDA

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



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