



DELHI DEVELOPMENT AUTHORITY

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No. F(1)104/Dir. (Plg.) MPR&TC/

Date: 21/01/2013

Subject: Minutes of the Eighth Meeting of the Advisory Group held on 6th December, 2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi at Raj Niwas.

The Eighth Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 06.12.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Eighth Meeting of the Advisory Group and asked Addl. Commissioner Plg. to present the items as per agenda. Hon'ble LG also introduced and welcomed Sh. J.B. Kshirsagar Commissioner (Plg.), DDA for his first meeting.

1. Confirmation of the minutes of the Seventh Meeting of Advisory Group held on 30.08.2012.

Since no comments were received, the minutes of the Seventh Meeting of Advisory Group held on 30/08/2012 were confirmed.

2. Presentation of the recommendations of the different themes of the Workshop held on Review of Master Plan for Delhi – 2021 on 24.09.2012

Due to paucity of time, the draft recommendations of the Workshop could not be discussed.

3. Action taken note on Minutes of the Seventh Meeting of Advisory Group held on 30.08.2012

| S.No. | Issues | Observations of the Advisory Group |
|-------|--|--|
| 2 | Night Shelter | Recommendations of the Committee were approved by the Advisory Group. Specific modifications given in para 6.(5) |
| 4 | Extended Lal Dora to be treated at par with Lal Dora | Discussed as Item No. 5.(2) |
| 7 | 5% incentive FAR and Ground Coverage should be given for Green Buildings | Discussed as Item No. 5.(7) |
| 12 | Norms of Police Station i.e. 1 ha. for 1 police station be reduced to 0.4 ha. size | Discussed as Item No. 6.(4) |

4. Minutes of the Meetings of Management Action Groups (MAGs)

The Advisory Group noted the minutes of the Management Action Groups. The modifications suggested by MAGs are discussed as a separate item in the Agenda.

5. Presentation of the items recommended by MAGs for review/amendments in the Master Plan of Delhi 2021

Addl. Commissioner (Plg.) MPR & AP, DDA presented the modifications recommended by various Management Action Groups.

5.1.

| CHAPTER 13.0 SOCIAL INFRASTRUCTURE | | |
|---|--|--|
| Para / S. No. | MPD – 2021 | |
| | Existing Provisions | Proposed Amendments / Modifications |
| 1 | 2 | 3 |
| 13.11 PUBLIC & SEMI-PUBLIC FACILITIES / PREMISES | | |
| 1. | <p>The following norms shall be applicable in case of PSP facilities / premises, for which specific development controls have not been specified.</p> <p>1. Max. Ground Coverage 30%</p> <p>2. Max. Floor Area Ratio 120</p> <p>3. Max. Height 26 m.</p> <p>Other controls:- Parking @ 2ECS / 100 sqm. of floor area. Other controls as given in Development Code chapter.</p> | <p>The following norms shall be applicable in case of PSP facilities / premises, for which specific development controls have not been specified.</p> <p>1. Max. Ground Coverage 30%</p> <p>2. Max. Floor Area Ratio 120</p> <p>3. Max. Height 26 m.</p> <p>Other controls:- Parking @ 2ECS / 100 sqm. of floor area. Other controls as given in Development Code chapter.</p> <p>Note: <i>i. In case of plots allotted to political parties by the government land housing agencies, up to 15% of maximum FAR may be utilized for Residential use.</i></p> |

The Advisory Group agreed with the above proposed modification and recommended the same for further processing under Section 11A of DD Act.

5.2.

Modification in MPD 2021 suggested by MAG

| Provision in MPD 2021 | Proposed Amendment |
|--|--|
| <p>Development Code clause 8.0 sub clause 8(2) 'Permission of Use Premises in Use Zones'</p> <p>Notes: ¹[v] Land use of Village Abadi (Lal Dora / firni) located in any use zone is residential].</p> | <p>Development Code clause 8.0 sub clause 8(2) 'Permission of Use Premises in Use Zones'</p> <p>Notes: 1[v] Land use of Village Abadi (Lal Dora / firni) located in any use zone is residential]. (vi) Extension of Lal Dora/firni, located in any use-zone, may be considered as residential as per the notification issued by Revenue Deptt., GNCTD. (vii) The facilities recommended for neighbourhood population of 10,000 (as per Table 4.2) to be permitted in Villages, facing a minimum road of 9 m.</p> |

Hon'ble LG mentioned that 'Lal Dora' was identified in 1908 and the demand of villagers for extension of Lal Dora in view of increasing population is justified. Additional land is required for physical and social infrastructure. The Advisory Group recommended the following modification.

| CHAPTER 17.0 DEVELOPMENT CODE | | |
|---|---|--|
| Para / S. No. | MPD – 2021 | |
| | Existing Provisions | Proposed Amendments / Modifications |
| 1 | 2 | 3 |
| Clause 8.0 Sub/Clause 8(2) PERMISSION OF USE PREMISES IN USE ZONES | | |
| 1. | Notes: ¹ [v] Land use of Village Abadi (Lal Dora/ firni) located in any use zone is residential]. | Notes: ¹ [v] Land use of Village Abadi (Lal Dora / firni) and Extended Lal Dora located in any use zone may be residential]. (vi) Extension of Lal Dora/firni, located in any use-zone, be considered as residential as per the notification by Revenue Deptt., GNCTD. (vii) The facilities recommended for neighbourhood population of 10,000 (as per Table 4.2) to be permitted in Villages, facing a minimum road of 9 m. |

The Advisory Group agreed with the above modification and recommended the same for further processing under Section 11A of DD Act.

5.3.

| CHAPTER 4.0 SHELTER | | |
|---------------------|--|---|
| Para / S. No. | MPD - 2021 | |
| | Existing Provisions | Proposed Amendments / Modifications |
| 1 | 2 | 3 |
| 4.4.3 | CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing Terms and Conditions: | |
| 1. | (iii) Height: The maximum height of the building in all plots shall be 15 metres. | (iii) Height: The maximum height of the building in all plots shall be 15 metres. <i>In case of stilt parking, the maximum height shall be 17.5 m.</i> |

The Advisory Group agreed with the above modification and recommended the same for further processing under Section 11A of DD Act.

5.4.

| Modification in MPD 2021 suggested by MAG | |
|---|--|
| Provision in MPD 2021 | Proposed Amendment |
| <p>Clause 8: Sub-Clause 8 (5) (b)</p> <p>(b) The basement(s) <u>above the plot level</u> shall be kept flush with the ground and shall be ventilated with mechanical means of ventilation; and</p> | <p>Clause 8: Sub-Clause 8 (5) (b) (Public Notice issued)</p> <p>(b) The basement(s) beyond building line shall be kept flush with ground and shall be ventilated with mechanical means of ventilation; and</p> <p>Further modification</p> <p>(b) The basement(s) beyond building line shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation.</p> <p>“In case of provision of stack parking in stilts and basement, height of 2.4 m. may be relaxed on case to case basis by Technical Committee in case of Group Housing by public agencies.”</p> |

After discussion, the Advisory Group did not recommend the proposed modification.

5.5.

| Modification in MPD 2021 suggested by MAG | |
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| No Provision in MPD 2021 | Proposed Amendment |
| | <p>In Chapter 17.0 Development Code, following para to be added after 8 (5) -</p> <p>8 (6) HIGH RISE BUILDINGS</p> <p><i>In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances.</i></p> <ul style="list-style-type: none"> <i>i) In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. may be relaxed.</i> <i>ii) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned, and is not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc.</i> <i>i) In view of the increased parking requirement and to reduce the number of basements, basement(s) may be permitted upto the plot line with the condition that service ducts will be provided to connect internal and external services subject to clearance from fire department. Podium in terms of single floor (without roof) may be permitted within the plot line subject to clearance from fire department. The movement of vehicles and parking may be restricted to ground level, where there can be podium also for pedestrian movement and rooftop may be landscaped and used exclusively as public space. The building line to be within the setback lines.</i> <i>ii) In case of group housing, cantilevered balconies upto 1200 mm. depth and width of 1800 mm. per habitable room may be permitted without counting in FAR. In case of kitchen, this will be treated as a service balcony subject to clearance from statutory authority as per building bye laws.</i> <i>iii) Maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.</i> |

After discussion, the Advisory Group observed that the proposed amendment for High-rise buildings may be discussed in the next meeting.

5.6.

| Modification in MPD 2021 suggested by MAG | |
|--|--|
| Provision in MPD 2021 | Proposed Amendment |
| 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES B. Residential Plot - Group Housing | 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES B. Residential Plot - Group Housing Para (x) to be added: “Minimum plot size, in case of redevelopment areas, slum rehabilitation and villages (Lal Dora), shall be 2000 sq.m.” |

Prof. Neelima Risbud, SPA suggested that as the existing plotted development in ‘Lal Dora’/Villages is congested, the proposal to permit Group Housing in these areas will facilitate building of housing-stock which will be well-ventilated and well-lit.

Hon’ble LG suggested that Group-Housing shall be allowed to be built in ‘Lal Dora’ with minimum plot size of 3000 sqm., subject to preparation of Village Development Plans by the local body concerned.

After discussion, the Advisory Group recommended to continue with the present minimum plot size of 3000 sq.m. and did not recommend further reduction.

5.7.

| Modification in MPD 2021 suggested by MAG | |
|---|---|
| No Provision in MPD 2021 | Proposed Amendment |
| | <p>In Chapter 17.0 Development Code, following para to be added as 8 (7) -</p> <p>8(7) SERVICES PLANS</p> <p>The Developing Agency should provide for the following in layout plans of plots of size 3000 sq.m and above.</p> <ul style="list-style-type: none"> - Recycling of treated waste water with separate lines for potable water and recycled water. Dual piping system to be introduced. - Ground water recharge through rain water harvesting, conserving water bodies and regulating groundwater abstraction. - Treated sewage effluent should be recycled for non-potable uses like gardening, washing of vehicles, cooling towers, etc. - Utilities such as, underground water storage tank, roof-top water harvesting system, separate dry and wet dustbins etc. are to be provided within the plot. - All hospitals, commercial, industrial, hotels, restaurants, auto workshops, etc. will have to make arrangements for primary effluent treatment within the plot. - Provide ESS and generator and to submit energy consumption/audit at the time of sanction of building plans. - Encourage provision of cavity walls, atriums, shading devices in buildings to make them energy efficient. - Solar heating system be provided on all plots with roof area of 300 sqm and above. <p>In order to encourage the above 5% extra ground coverage and FAR may be given as an incentive by the local body.</p> |

SECTOR / NEIGHBOURHOOD LEVEL

- *The listed water bodies and / or any water body above 1 ha. size are mandatory to be systematically included in the landscape plan.*
- *Decentralised STPs with smaller capacities are to be provided at the community level. Possibility of generating energy/gas as fuel from sewage shall be explored.*
- *Municipal Waste of biodegradable and recyclable waste is to be segregated at source, decentralized treatment at neighbourhood level may be adopted; whereas for non-biodegradable waste centralized treatment may be followed.*

Hon'ble LG observed that the term 'Energy Efficiency Compliance' shall replace the term 'Energy Audit'.

The Advisory Group observed that the norms for incentive given as additional ground coverage and additional FAR shall be separately framed. Instead of providing an incentive of 5%, MPD-2021 shall have a progressive slab of incentives.

It was suggested that a penalty-clause may be included against the non-enforcement of the features proposed to avail incentive of additional FAR and ground coverage by the Local Bodies by undertaking a performance-check. Based on the above suggestions, following modifications were recommended.

| CHAPTER 17.0 DEVELOPMENT CODE | | |
|---|----------------------------|--|
| Para / S. No. | MPD – 2021 | |
| | Existing Provisions | Proposed Amendments / Modifications |
| 1 | 2 | 3 |
| Clause 8.0 SUB DIVISION OF USE ZONES, PERMISSION OF USE PREMISES IN USE ZONES AND CONTROL OF BUILDINGS | | |
| 8 (6) SERVICES PLAN | | |
| 1. | No Provision in MPD-2021. | <p><i>The Developing Agency should provide for the following in layout plans of plots of size 3000 sq.m and above.</i></p> <ul style="list-style-type: none"> - <i>Recycling of treated waste water with separate lines for potable water and recycled water. Dual piping system to be introduced.</i> - <i>Ground water recharge through rain water harvesting, conserving water bodies and regulating groundwater abstraction.</i> - <i>Treated sewage effluent should be recycled for non-potable uses like gardening, washing of vehicles, cooling towers, etc.</i> - <i>Utilities such as, underground water storage tank, roof-top water harvesting system, separate dry and wet dustbins etc. are to be provided within the plot.</i> - <i>All hospitals, commercial, industrial, hotels, restaurants, auto workshops, etc. will have to make arrangements for primary effluent treatment within the plot.</i> - <i>ESS and generator and to will be provide energy consumption/audit will be submitted at the time of sanction of building plans.</i> |

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| | | <ul style="list-style-type: none"> - <i>Provision of cavity walls, atriums, shading devices in buildings will be encouraged to make them energy efficient.</i> - <i>Solar heating system will be provided on all plots with roof area of 300 sqm and above.</i> - <i>In order to encourage the above, 1% to 4% extra ground coverage and FAR, on each, may be given as an incentive by the local bodies, depending upon the provisions made. In exceptional cases 5% incentive may be permitted.</i> - <i>These incentives shall be based on the rating criteria prescribed by 'Green Rating for Integrated Habitat Assessment' (GRIHA) for green buildings.</i> - <i>In case of non-compliance of above, after obtaining occupancy certificate, penalty at market rate shall be levied for incentive FAR by land owning agency.</i> <p><i>The regulations for enforcement of above shall be prepared by the Director, Local Self Government, GNCTD in consultation with Environment Department, GNCTD within a period of six months (after notification of modifications) and notified with the approval of the Authority/ Central Government.</i></p> <p>SECTOR / NEIGHBOURHOOD LEVEL</p> <ul style="list-style-type: none"> - <i>The listed water bodies and / or any water body above 1 ha. size are mandatory to be systematically included in the landscape plan.</i> - <i>Decentralised STPs with smaller capacities are to be provided at the community level. Possibility of generating energy/gas as fuel from sewage shall be explored.</i> <p><i>Municipal Waste of biodegradable and recyclable waste is to be segregated at source, decentralized treatment at neighbourhood level may be adopted; whereas for non-biodegradable waste centralized treatment may be followed.</i></p> |
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The Advisory Group agreed with the above modifications and recommended the same for further processing under Section 11A of DD Act.

5.8.

Modification in MPD-2021 suggested by MAG

| Provision in MPD 2021 | Proposed Amendment |
|--|--|
| 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing | 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing |
| Terms and Conditions: | Terms & Conditions: <i>(xx) Amalgamation of the two plots maximum upto 100 sq.m each will be permitted with following conditions:</i> <ul style="list-style-type: none"> • <i>Local Body will simultaneously modify the Layout Plan.</i> • <i>The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.</i> • <i>The maximum FAR permissible shall not be less than the permissible in case of two individual plots.</i> |

Prof. Neelima Risbud, SPA observed that amalgamation of plots may result in pushing out the lower income categories of beneficiaries, for whom the original scheme was planned, and may result in reduction of the housing stock.

The Advisory Group observed that the plot sizes for EWS / LIG Category is upto 32 sq.m. in Rohini Residential Scheme, and thus the maximum permissible amalgamated plot-size should not exceed 64 sq.m.

| CHAPTER 4.0 SHELTER | | |
|---------------------|---|---|
| Para / S. No. | MPD – 2021 | |
| | Existing Provisions | Proposed Amendments / Modifications |
| 1 | 2 | 3 |
| 4.4.3 | CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A. Residential Plot-Plotted Housing Terms and Conditions: | |
| 1. | (No provision in MPD-2021) | <i>(xx) Amalgamation of the two plots upto 64 sq.m maximum may be permitted with following conditions:</i> <ul style="list-style-type: none"> • <i>Local Body will simultaneously modify the Layout Plan.</i> • <i>The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.</i> <i>The maximum FAR permissible shall not be less than the permissible in case of two individual plots.</i> |

The Advisory Group agreed with the above modification and recommended the same for further processing under Section 11A of DD Act.

5.9.

| CHAPTER 7.0 INDUSTRY | | |
|-----------------------------|--|--|
| Para / S. No. | MPD – 2021 | |
| | Existing Provisions | Proposed Amendments / Modifications |
| 1 | 2 | 3 |
| 7.6.2 | REDEVELOPMENT OF UNPLANNED INDUSTRIAL AREAS | |
| 1. | (The list of areas upto S.No. 20 is given) | 21. <i>Prahladpur Banger</i> 22. <i>Mundka and Mundka Udyog Nagar</i> |

The Advisory Group agreed with the above modification and recommended the same for further processing under Section 11A of DD Act.

FOR APPROVAL OF ADMINISTRATIVE ORDER

| S. No. | Issues raised/ Suggestion made | Observation/Recommendation of the Management Group on “Common Platform for Building Approvals” Dt. 18.09.2012 |
|--------|---|--|
| 10 | <p>(DDA Dy. No. 2647, 2616) Manjit Singh Bhasin, B-2/7 Model Town, Delhi 110009 S.Bangia, 8 Malka Ganj</p> <p>Increasing FAR in large size plots.</p> | <p>Similar suggestion was discussed in 6th Advisory Group meeting held on 27.04.2012 under the Chairmanship of Hon’ble L.G., Delhi wherein Chairman DUAC Sh. Raj Rewal mentioned that FAR for the residential plotted housing should be more realistic and the bigger plots with more than 3000 sq. mts. area may be permitted FAR of Group Housing. The relevant minutes are reproduced below -</p> <p><i>In this regard Commissioner (Plg.) II, DDA informed that such large plots are located mostly in the Lutyens’ Bungalow Zone, Civil Lines and in other areas earmarked for lower FAR, therefore, higher FAR cannot be given on such big size plot sizes forming part of approved layout plan of a colony. In case of the other areas, local body as part of modifications in the layout plan may permit Group Housing on residential plots, based on the availability of infrastructure.</i></p> <p style="text-align: right;">Action – Chief Town Planner, SDMC Chief Architect, NDMC, Director (Plg.) MPR & TC, DDA</p> <p>In continuation to the above, following to be added. As per MPD-2021, based on the projected population of 230 lakh by 2021, the estimated additional housing stock required will be around 24 lakh dwelling units. This includes an estimated housing requirement of 20 lakh dwelling units for additional population and backlog of about 4 lakh dwelling units. In view of this, MAG suggested that, group housing on large residential plots (minimum plot size 3000 sqm.) in “Residential plots - Plotted Housing” may be permitted subject to -</p> <ul style="list-style-type: none"> (i) The plots in Lutyens and Civil Lines Bungalow Zones, Chanakyapuri, New Delhi Municipal Council area, and Monument Regulated Zones (as per NMA Act) will not be covered. (ii) The local body concerned has to ensure that the additional dwelling units will not put additional burden on services by providing STP, rain-water harvesting, recycling of water, electrical substation, etc. within the plot. (iii) Additional FAR charges and betterment charges etc are to be levied. (iv) Provision of EWS Housing as per norms shall be ensured. (v) The local body concerned will simultaneously modify the layout plans while sanctioning the building plans. <p>The Local Bodies will issue administrative orders for permitting group housing based on above in “Residential plots- plotted housing”, with the approval of the competent authority.</p> <p style="text-align: right;">Action: Dir (Local Self Govt.), GNCTD Chief Town Planner, SDMC</p> |

C.T.P., SDMC observed that permitting Group Housing in DDA plotted colonies will invite increase in dwelling units, which will add to the woes of the people and already overburdened infrastructure.

It was decided to discuss the issue further at the next Advisory Group meeting.

6. Other items:

6.1. Para- 4.2.3.4 Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation / Relocation - In-situ Up-gradation / Rehabilitation of Slum & JJ Clusters and Resettlement Colonies

The Officers from Planning Department informed that during site-inspections, and discussions in the Screening Committee / MAG meeting related to EWS Housing, some modifications were needed in this Para, such as –

- Higher FAR and Density for EWS Housing Schemes related to Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings.
- Relaxation of minimum plot size.
- Increase in Commercial component to make the project remunerative.

Prof. Neelima Risbud, SPA suggested that the ‘Home-based Economic Activities’ may be encouraged in such Housing for Urban Poor, and such activities shall be limited only to the beneficiaries of the project scheme.

After discussion, the Advisory Group recommended following modifications in MPD-2021.

| CHAPTER 4.0 SHELTER | | |
|---------------------|---|--|
| Para / S. No. | MPD – 2021 | |
| 1 | Existing Provisions | Proposed Amendments / Modifications |
| 1 | 2 | 3 |
| Para 4.2.3.4 | Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation / Relocation - In-situ Up-gradation / Rehabilitation of Slum & JJ Clusters and Resettlement Colonies | Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation / Relocation - In-situ Up-gradation / Rehabilitation of Slum & JJ Clusters, Resettlement Colonies, Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings |
| | The concerned implementing agency / corporate body should work out schemes for collective community rehabilitation / relocation and explore the possibility of involving private sector / slum cooperatives. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum & JJ Rehabilitation Scheme. The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these guidelines at the time of preparation of new schemes is essential. | The implementing agency / corporate body concerned should work out schemes for collective community rehabilitation / relocation and explore the possibility of involving private sector / slum cooperatives. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum & JJ Rehabilitation Scheme, schemes for rehabilitation of project-affected persons and for Unsafe Buildings . The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these Guidelines at the time of preparation of new schemes is essential. Group |

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| <p>Group housing norms shall be applicable with the following conditions:</p> <p>(i) Minimum plot size 2000 sqm (facing a min. road of 9m).</p> <p>(ii) Maximum density - 600 units per ha. + 10% variation, on residential component of the land.</p> <p>(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land and FAR on the remunerative component of the land shall be as applicable for the relevant land use.</p> <p>(iv) Mixed land use / commercial component up to 10% of permissible FAR in the residential component of the land.</p> <p>(v) Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme.</p> <p>(vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.</p> <p>(vii) Area of dwelling unit for rehabilitation shall be around 25 to 30 sqm.</p> <p>(viii) Common parking is to be provided which can be relaxed wherever required, except for the parking for remunerative purposes.</p> <p>(ix) No restriction on ground coverage (except set backs)</p> <p>(x) Schemes shall be approved by concerned local body.</p> <p>(xi) Schemes / designs should be compatible for disabled.</p> <p>(xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.</p> <p>(xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.</p> | <p>housing norms shall be applicable with the following conditions:</p> <p>(i) Minimum plot size 2000 sqm (on a min. ROW of 9m. In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10%.)</p> <p>(ii) Maximum density - 600 units per ha. + 10% variation, on residential component of the land.</p> <p>(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities) and FAR on the remunerative component of the land shall be as applicable for the relevant land use.</p> <p>(iv) Mixed land use / commercial component up to 10% of permissible FAR in the residential component of the land. In addition, 10% of the permissible FAR shall be permitted for home based economic activities for beneficiaries.</p> <p>(v) Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme.</p> <p>(vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.</p> <p>(vii) Area of dwelling unit for rehabilitation shall be around 25 to 30 sqm.</p> <p>(viii) Common parking is to be provided which may be relaxed wherever required, except for parking for remunerative purposes.</p> <p>(ix) No restriction on ground coverage (except set backs)</p> <p>(x) Schemes shall be approved by the local body concerned.</p> <p>(xi) Schemes / designs should be compatible for differently abled persons.</p> <p>(xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.</p> <p>(xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.</p> |
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6.2. Increase of FAR in Hospitals

Adl. Commissioner (Plg.) UE&P & MP, DDA informed that a sub-group was constituted on this issue by Ministry of Urban Development, Govt. of India. The recommendations of the sub-group are under consideration of the Ministry of Urban Development, Govt. of India. A meeting was held on 29th of November 2012 under the Chairmanship of Secretary (UD), Gol. Minutes of the Meeting are awaited.

6.3. Industrial Area existing prior to MPD-1962

Various suggestions have been received as part of the Review of MPD-2021 for the status of industries existing prior to MPD-1962. The chapter on 'Trade & Commerce' provides for Pre-1962 Commercial areas. In view of this, the Advisory Group suggested following modification in MPD-2021.

| CHAPTER 7.0 INDUSTRY | | |
|----------------------|--|--|
| Para / S. No. | MPD – 2021 | |
| | Existing Provisions | Proposed Amendments / Modifications |
| 1 | 2 | 3 |
| 7.6.1 | EXISTING PLANNED INDUSTRIAL AREAS | |
| | (No Provision in MPD-2021) | 7.6.1.2 Pre-1962 / MPD-1962 Planned Industrial Areas <i>Planned Industrial Areas, existing prior to 1962 or where Industrial Use was allowed in MPD-1962, shall continue such use at least to the extent as permissible in MPD-1962, subject to documentary proof thereof. The standards prescribed in Para 7.2 shall have to be met by all such industrial units.</i> |

The Advisory Group agreed with the above modification and recommended the same for further processing under Section 11A of DD Act.

6.4. Police Station

The Advisory Group in its Seventh Meeting held 30/08/2012 had agreed on reduction of plot area for police stations from 1.0 ha to 0.4 ha. Delhi Police requested for increase in the size of the police stations and providing land for housing, which was also discussed by Management Action Group on 'Enforcement and Plan Monitoring' held on 25/10/2012. After discussion, the Advisory Group suggested the following modification in MPD-2021.

| CHAPTER 13.0 SOCIAL INFRASTRUCTURE | | | | | | | | |
|------------------------------------|---|----------------|---------------------|-----------|-------------------------------------|----------------|---------------------|---------------|
| Para / S. No. | MPD – 2021 | | | | | | | |
| | Existing Provisions | | | | Proposed Amendments / Modifications | | | |
| 1 | 2 | | | | 3 | | | |
| 13.5 | SECURITY- POLICE | | | | | | | |
| | Table 13.10: Planning Norms and Standards for Security (Police) Facilities | | | | | | | |
| | S.No | Category | Pop./unit (approx.) | Plot Area | S.No | Category | Pop./unit (approx.) | Plot Area |
| | 2 | Police Station | 2.5 lakh | 1.0 ha | 2 | Police Station | 2.5 lakh | 0.4 ha |

| CHAPTER 13.0 SOCIAL INFRASTRUCTURE | | |
|--|------------------|---|
| Para / S. No. | MPD – 2021 | |
| 1 | 2 | 3 |
| 13.5 | SECURITY- POLICE | |
| Table 13.11: Development Controls for Security (Police) Facilities | | |
| Following to be added as footnote of Table 13.11 | | |
| Notes | | |
| <i>(i) In case of Police Station, wherever possible, an adjoining plot measuring 0.3 ha. to be provided for 'Residential Use' for Police personnel, for which Development Control Norms shall be as prescribed in para.4.4.3.B – 'Residential Plot – Group Housing'.</i> | | |

The Advisory Group agreed with the above modification and recommended for further processing under Section 11A of DD Act.

6.5. Night Shelter

Following proposed modifications were presented before the Advisory Group.

| CHAPTER 4.0-SHELTER | | |
|-------------------------------|--|---|
| Para/ S. No. | MPD 2021 | |
| 1 | Existing Provisions | Proposed Amendments/Modifications |
| 1 | 2 | 3 |
| Para 4.3 Night Shelter | | |
| 1. | The provision of night shelters is envisaged to cater to the shelter less, which are <u>proposed to</u> be provided <u>near the Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes etc.</u> as per requirements, and should be identified keeping in view major work centres. Special provisions should be made for the homeless, women and children including the disabled, orphans and old. In addition, multi-purpose use of the existing facility buildings may be allowed for night shelter purpose. Provision should also be made for converting existing buildings, wherever available, with suitable modifications into night shelters. | The provision of night shelters is envisaged to cater to the shelterless, which should be provided as per requirements and should be identified keeping in view major work centres. Special provisions should be made for the homeless, women and children including the differently abled , orphans and old age persons. Further, to the development of night shelters by GNCTD/DUSIB/MCD/DDA as per MPD-2021 provisions, provisions for night shelter should also be made in existing buildings and in new proposed constructions near or within the Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes, Police Stations, etc. by the agencies concerned such as Railways, Health, Industry, DTC, Police, etc., wherever available, with suitable modifications into night shelters as well as by adopting innovative concepts such as integrated complex with commercial space on the ground floor and night shelters on the first floor. In addition, multi-purpose use of the existing facility buildings may be allowed for night shelter purposes. Provision should also |

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| | <p>On the basis of the 2001 Census of houseless population, at least 25 sites should be earmarked in Delhi for night shelters. In order to make the provision of this facility financially sustainable for the local body, innovative concepts such as integrated complex with commercial space on the ground floor and night shelter on the first floor should be explored. The guidelines and incentive package should be designed by the concerned local agency in collaboration with the Govt. of NCT-Delhi with a view to develop self-sustaining night shelters. One night shelter shall be provided for 1 lakh population.</p> | <p>be made for converting existing buildings, wherever available, with suitable modifications into night shelters. Since land is a constraint, the endeavour should be to optimally utilize the land for creating multipurpose facilities as Social Welfare Homes.</p> <p>On the basis of the 2001 Census of houseless population, at least 25 sites should be earmarked in Delhi for night shelters. In order to make the provision of this facility financially sustainable for the local body, innovative concepts such as integrated complex with commercial space on the ground floor and night shelter on the first floor should be explored. The guidelines and incentive package should be designed by the local agency concerned in collaboration with the Govt. of NCT-Delhi with a view to develop self-sustaining night shelters. One night shelter shall be provided for 1 lakh population. The actual location and need of night shelter is to be decided by the Local Authorities/GNCTD based on practical demand/assessment. However, in this regard for the geographical distribution of Night Shelters a minimum of at least one Night Shelter per an administrative unit such as the Revenue Sub-Division or a Police Station should also be a criteria for planning purposes.</p> |
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Table 4.3: Uses/Use Activities Permitted in Use Premises

| 2. | <table border="1"> <thead> <tr> <th data-bbox="297 1476 462 1518">Use Premises</th> <th data-bbox="462 1476 670 1518">Definition</th> <th data-bbox="670 1476 821 1556">Use/Use Activities Permitted</th> </tr> </thead> <tbody> <tr> <td data-bbox="297 1556 462 1843">Rain Basera (Night Shelter)</td> <td data-bbox="462 1556 670 1843">A premise having the facility for providing the night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies. **</td> <td data-bbox="670 1556 821 1843">Night Shelter and related facilities.</td> </tr> </tbody> </table> | Use Premises | Definition | Use/Use Activities Permitted | Rain Basera (Night Shelter) | A premise having the facility for providing the night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies. ** | Night Shelter and related facilities. | <p>Following note be added ** to the definition of Rain Basera (Night Shelter) after * below Table 4.3:</p> <table border="1"> <thead> <tr> <th data-bbox="873 1440 1040 1482">Use Premises</th> <th data-bbox="1040 1440 1258 1482">Definition</th> <th data-bbox="1258 1440 1425 1520">Use/Use Activities Permitted</th> </tr> </thead> <tbody> <tr> <td data-bbox="873 1520 1040 1803">Rain Basera (Night Shelter)</td> <td data-bbox="1040 1520 1258 1803">A premise having the facility for providing night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies. **</td> <td data-bbox="1258 1520 1425 1803">Night Shelter and related facilities.</td> </tr> </tbody> </table> <p>** As land is a constraint, the endeavour should be to optimally utilize the land for creating multipurpose facilities as Social Welfare Homes.</p> | Use Premises | Definition | Use/Use Activities Permitted | Rain Basera (Night Shelter) | A premise having the facility for providing night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies. ** | Night Shelter and related facilities. |
|-----------------------------|---|---------------------------------------|------------|------------------------------|-----------------------------|--|---------------------------------------|--|--------------|------------|------------------------------|-----------------------------|--|---------------------------------------|
| Use Premises | Definition | Use/Use Activities Permitted | | | | | | | | | | | | |
| Rain Basera (Night Shelter) | A premise having the facility for providing the night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies. ** | Night Shelter and related facilities. | | | | | | | | | | | | |
| Use Premises | Definition | Use/Use Activities Permitted | | | | | | | | | | | | |
| Rain Basera (Night Shelter) | A premise having the facility for providing night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies. ** | Night Shelter and related facilities. | | | | | | | | | | | | |

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| | | <i>Night shelter should also be made in existing buildings and in new proposed constructions near or within the Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes, Police Stations etc. by the agencies concerned such as Railways, Health, Industry, DTC, Police, etc., wherever available, with suitable modifications into night shelters as well as by adopting innovative concepts such as integrated complex with commercial space on the ground floor and night shelter on the first floor.</i> |
|--|--|--|

| CHAPTER 13.0. SOCIAL INFRASTRUCTURE | | | | | | | | | | | | | | | | | | | |
|---|--|--|---|----------------------------|----------------|---|---|-------------------------------------|--|---|--|--|--------|----------|----------------------------|----------------|---|--|--|
| Para/ S. No. | MPD 2021 | | | | | | | | | | | | | | | | | | |
| | Existing Provisions | | Proposed Amendments/Modifications | | | | | | | | | | | | | | | | |
| 1 | 2 | | 3 | | | | | | | | | | | | | | | | |
| Table 13.18: Planning Norms and Standards for Other Community Facilities | | | | | | | | | | | | | | | | | | | |
| 1. | Planning norms for Night Shelter be modified as under: | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>S. No.</th> <th>Category</th> <th>Population/ unit (approx.)</th> <th>Max. Plot Area</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>a) Old Age Home b) Care Centre for Physically-Mentally challenged c) Working women-men hostel d) Adult Education Centre e) Orphanage/ Children's centre. (One each) f) Night shelter</td> <td>5 lakh Each category for 10 lakh</td> <td>1000 sqm, subject to availability of land.</td> </tr> </tbody> </table> | S. No. | Category | Population/ unit (approx.) | Max. Plot Area | 1 | a) Old Age Home b) Care Centre for Physically-Mentally challenged c) Working women-men hostel d) Adult Education Centre e) Orphanage/ Children's centre. (One each) f) Night shelter | 5 lakh Each category for 10 lakh | 1000 sqm, subject to availability of land. | <table border="1"> <thead> <tr> <th>S. No.</th> <th>Category</th> <th>Population/ unit (approx.)</th> <th>Max. Plot Area</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>a) Old Age Home b) Care Centre for Physically-Mentally challenged c) Working women/ men hostel d) Adult Education Centre e) Orphanage/ Children's centre. (One each) f) Night shelter</td> <td>5 lakh Each category for 10 lakh 1 lakh *</td> <td>1000 sqm, subject to availability of land. 1000 sqm, subject to availability of land.</td> </tr> </tbody> </table> <p><i>* The actual location and need of night shelter is to be decided by the Local Authorities/GNCTD based on practical demand/assessment. The geographical distribution of Night Shelters shall be a minimum of at least one Night Shelter per an administrative unit such as the Revenue Sub-Division or a Police Station should also be made criteria for planning purposes.</i></p> | | | S. No. | Category | Population/ unit (approx.) | Max. Plot Area | 1 | a) Old Age Home b) Care Centre for Physically-Mentally challenged c) Working women/ men hostel d) Adult Education Centre e) Orphanage/ Children's centre. (One each) f) Night shelter | 5 lakh Each category for 10 lakh 1 lakh * |
| S. No. | Category | Population/ unit (approx.) | Max. Plot Area | | | | | | | | | | | | | | | | |
| 1 | a) Old Age Home b) Care Centre for Physically-Mentally challenged c) Working women-men hostel d) Adult Education Centre e) Orphanage/ Children's centre. (One each) f) Night shelter | 5 lakh Each category for 10 lakh | 1000 sqm, subject to availability of land. | | | | | | | | | | | | | | | | |
| S. No. | Category | Population/ unit (approx.) | Max. Plot Area | | | | | | | | | | | | | | | | |
| 1 | a) Old Age Home b) Care Centre for Physically-Mentally challenged c) Working women/ men hostel d) Adult Education Centre e) Orphanage/ Children's centre. (One each) f) Night shelter | 5 lakh Each category for 10 lakh 1 lakh * | 1000 sqm, subject to availability of land. 1000 sqm, subject to availability of land. | | | | | | | | | | | | | | | | |

The Advisory Group agreed with the above modification and recommended the same for further processing under Section 11A of DD Act.

Further, the Advisory Group recommended corresponding modifications in MPD-2021 because of the modifications approved in the above paras. The Master Plan Section will prepare the draft Public Notice for further processing.

Action: Addl. Commissioner (Plg.) MP & UEP

6.6. Suggestions related to Special Area

It was informed that the suggestions related to Special Area, including Karol Bagh, have been forwarded to North Delhi Municipal Corporation (NDMC) for comments. NDMC has prepared 'Redevelopment Plan for Special Area' and the same was discussed in Technical Committee. Chief Town Planner, NDMC informed that the proposal has been revised based on the suggestions of Technical Committee and Review of MPD-2021. The revised proposal is likely to be placed before general Public for public-consultation shortly.

Action: Chief Town Planner, NDMC

Prof. A.G.K. Menon informed the Advisory Group that 'Walled City of Delhi- Shahjahanabad' is under the process of getting nominated for 'World Heritage' status. Prof. Menon suggested that MPD-2021 shall identify the 'Walled City of Shahjahanabad' distinct from 'Special Area Zone' now specified in MPD-2021. Additionally, separate set of Development Control Regulations and Norms need be framed for the "Walled City".

Hon'ble Lt. Governor agreed to the suggestion, and observed that this exercise shall be carried out in consultation with other organizations namely, INTACH, TCPO, MCD, NDMC, SPA etc. He also mentioned that TDR (Transfer of Development Rights) Policy may be incorporated while framing DCR norms for the 'Walled City'.

Sh. E.F.N. Rebeiro informed the Advisory Group that TDR Policy has been a failure in the City of Mumbai, and it has encouraged unethical practices.

Ms. Paromita Roy, Senior Consultant, UTTIPEC, DDA suggested that a GIS-Map of Delhi may be prepared, so as to identify the potential TDR receiving zones/plots.

Action: Advisor, NPIIC

6.7. Suggestions based on MAG on 'Delhi Unified Metropolitan Transport'

Ms. Paromita Roy, Sr. Consultant I, UTTIPEC, presented the proceedings of the public comments and suggestions received at the MAG on 'Delhi Unified Metropolitan Transport' in UTTIPEC. Suggestions / comments were received primarily regarding Master Plan and Zonal Plan Roads; and Parking policy and pricing.

Following observations have been made by the Advisory Group.

- i. UER alignment and ROW should be re-visited. Engineering Wing of DDA is already undertaking a study on the feasibility of constructing UER with minimal disruption. The same should now be done on an updated GIS base.
- ii. Any change in the UER alignment and ROW has to be done on the basis of a study on augmentation of the network of the region. The same may be taken up by UTTIPEC, DDA.
- iii. Parking Policy/pricing is under consideration of the Special Task Force under the Chairmanship of Chief Secretary, Delhi and in EPCA. The recommendations of Task Force and EPCA may be taken up in the Transport chapter as part of Master Plan review. Project level interventions may be reviewed by UTTIPEC if submitted for approval.

Further, Sr. Consultant I, UTTIPEC, also presented the recommendations of the 8th meeting of MAG on 'Delhi Unified Metropolitan Transport' for the MPD Chapter 12 'Transportation'. Following observations were made by the Advisory Group.

- i. It was decided, that under the Master Plan review process, the Transport Chapter has to be re-written as per the recommendations of the Transportation MAG.
- ii. The role and functioning of UTTIPEC, including the stakeholders involved, has to be included in the section on Metropolitan Transport Authority.
- iii. The draft chapter with the action plans should be taken to Chief Secretary, GNCTD and discussed with all departments concerned before finalization.
- iv. The high-rise building norms presented in the meeting may also incorporate norms developed by the Transport MAG as part of TOD Chapter and be placed at the Advisory Group again after recommendation of the MAG.

6.8. Spatial Data and Mapping

Members expressed difficulties faced in procuring GIS-based maps by various agencies in Delhi. Chief Secretary, GNCTD informed that earlier the data was available free-of-cost. However, it was observed that agencies were demanding more and more data which may not be required. In order to restrict the unjustified requirement valuable data, nominal charges are being levied.

Hon'ble Lt. Governor , Delhi decided that DDA shall be the Coordinating Agency to ensure availability of data to all the agencies in a time-bound manner.

Action: Director (Plg.) GIS & Zone-'D', DDA

6.9.

Hon'ble Lt. Governor informed that the Ministry of Urban Development (MoUD), Government of India (Gol), has delegated powers, through notification dated 24/09/2012, to Vice Chairman, DDA for issue of Public-Notice under Section 11-A of DD Act for inviting objections/ suggestions. In view of this, the proposed modifications need not be forwarded to MoUD, Gol.


In view of the above, and to save time, Hon'ble L.G. instructed that after the approval of Minutes of meeting, the recommendations need not be placed before Authority. The proposal for modification in the MPD-2021 may be submitted in file with draft public notice for approval of Hon'ble L.G. for inviting objections/ suggestions under Section 11 A of DD Act.

Action: Addl. Commissioner (Plg.) MP & UEP

It was decided that from the next meeting, Chief Architect, DDA and Director (Plg.) UTTIPEC, DDA will be invited as 'Special Invitees' for the meetings.

The next meeting of Advisory Group is proposed to be held in last week of January, 2013.

The meeting concluded with vote of thanks to the Chair.


(S.P. Pathak)
Addl. Commissioner (Plg.) MPPR
Member Secretary Advisory Group

Copy to:

- Chairman
- All members of the Advisory Group
- Co-opted Members
- Special Invitees

From Raj Niwas

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Smt. Nutan S Guha, OSD to Lieutenant Governor
3. Shri Devinder Singh, Special Secretary to Lieutenant Governor
4. Shri P.K. Tripathi- Chief Secretary, GNCTD
5. Shri S.K. Srivastava – Vice Chairman, DDA
6. Prof. Neelima Risbud, Dean of Studies, SPA
7. Shri J.B. Kshirsagar, Commissioner (Plg.), DDA
8. Smt. Usha .P. Raghupati, Officiating Director, NIUA
9. Shri J.N.Barman, Director (Tech.)NCR Planning Board
- 10 Shri A.G.K. Menon, INTACH
11. Shri Shamsher Singh, Chief Town Planner, SDMC
12. Shri R.K.Jain, Addl. Comm. (Plg.) UE&P & MP, DDA
13. Shri S.P. Pathak, Addl. Comm.(Plg)MPR & AP, DDA
14. Shri E.F.N. Ribeiro, U & RP, Advisor
15. Shri Vijay Risbud, Advisor NPIIC
16. Ms. Paromita Roy, Sr. Consultant, UTTIPEC, DDA
- 17 Shri G.K. Rao, Architect, NDMC
- 18 Smt. Debjani Ghosh, SRO, NIUA

Others

1. Shri Vinod Dhar, Chief Architect, DDA
2. Shri S.B. Khodankar, Director (Plg.) MP, DDA
3. Smt. I.P.Parate, Director (Plg.) MRP, DDA
4. Sh. Ashok Bhattacharjee, Director, UTTIPEC, DDA
5. Dr. Anvita Arora, MD & CEO, I Trans
6. Sh. S.Bhide, NCAER
7. Sh. Adarsha Kapoor, Urban Designer, UTTIPEC
8. Ms. Iram Aziz, Planning Consultant, UTTIPEC
9. Ms. Meenakshi Burman, Urban Designer, UTTIPEC
10. Ms. Akansha Chopra, Urban Planner (GIS), Consultant, UTTIPEC, DDA