



DELHI DEVELOPMENT AUTHORITY

Office of the Addl. Commissioner (Plg.) MPR & AP
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No. F.1(111)2013 /Dir.(Plg)MPR/TC

Dt. – 29.04.2013

Subject: Minutes of the Ninth Meeting of the Advisory Group on Review of MPD-2021 held on 19.03.2013 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The ninth meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 19.03.2013 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. Please find enclosed herewith a copy of the minutes for further necessary action.

(S.P.Pathak)

Addl. Commissioner (Plg) MPR & AP
Member Secretary

Copy to:

- | | |
|---|---------------|
| 1. Hon'ble Lt.Governor. Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture, New Delhi | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman/Nominee, Delhi Urban Arts Commission (DUAC). | Member |
| 9. Director General, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |

Co-opted Members

1. Principal Secretary (Urban Development), Govt. of NCT of Delhi
2. Chairperson, NDMC
3. Member- Secretary, NCR Planning Board
4. Jt. Secretary (DL) MOUD, GOI.
5. Commissioner (Planning) DDA

Special Invitee

1. Principal Secretary (Transport), GNCTD, Chairman of MAG on "Delhi Unified Metropolitan Transport".
2. Secretary (Environment), GNCTD, Chairman of MAG on "Environment Planning & Co-ordination".
3. Secretary (L& B), GNCTD, Chairman of MAG on "Slum Rehabilitation and Social Housing".
4. Engineer Member, DDA, Chairman of MAG on "Common Platform for Building Approvals".

5. Commissioner SDMC
6. Commissioner EDMC
7. Commissioner NorthDMC
8. Chief Architect, DDA
9. Sh. E.F.N.Reberio, Advisor (LAP), MCD
10. President IIA, Northern Chapter
11. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
12. Addl. Commissioner (Plg) MP & UE & P
13. Chief Town Planner, SDMC
14. Director UTTIPEC, DDA
15. Ms. Romi Roy, Senior Consultant, UTTIPEC
16. Ms.Swati Ramanathan, Co-founder, JCCD.
17. Mrs. I.P. Parate, Director(Plg) MPR & TC, DDA



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No. F(1)111/Dir. (Plg.) MPR&TC/

Date: 29/04/2013

Subject: Minutes of the Ninth Meeting of the Advisory Group held on 19th March, 2013 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The Ninth Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 19.03.2013 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Ninth Meeting of the Advisory Group and asked Addl. Commissioner (Plg.), DDA to present the items as per agenda. Additional Commissioner (Plg.) MPR & AP, DDA welcomed the Vice-Chairman, DDA and Engineer Member, DDA and the Commissioners of the three Municipal Corporations of Delhi for their first meeting of the Advisory Group; and presented the following items as per the agenda.

1. Confirmation of the minutes of the Eighth Meeting of Advisory Group held on 06.12.2012

It was informed that the modifications suggested were placed before the Authority on 05/03/2013 for consideration. Based on approval, Public Notice for inviting objections/ suggestion under Section 11A of DD Act will be issued.

Item no. 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.'

Prof. Neelima Risbud, Dean, SPA informed the Group that CEO, DUSIB in a MAG meeting on 'Slum Rehabilitation & Social Housing' held on 12/03/2013 had mentioned that many slums in Delhi are located on plots smaller than 2000 sqm. MPD-2021 in para 4.2.3.4 provides guidelines for redevelopment of Slum & JJ Clusters on a plot size of minimum 2000 sqm.

The Advisory Group in its 8th meeting on 06/12/2012 has already recommended relaxation of minimum plot size by 10% in Para 4.2.3.4 (i). The members felt that Slum & JJ Clusters on plots smaller than 2000 sqm may be relocated instead of taking up in-situ rehabilitation.

2. Action taken note on Minutes of the Eighth Meeting of Advisory Group held on 06.12.2012

The Action-Taken Note on minutes of the Eighth Meeting of Advisory Group held on 06/12/2012 was noted by the Advisory Group.

3. Issues of the previous Advisory Group meetings:

a) Constitution of an Expert Advisory Committee

In view of the Legal opinion provisions of Section 5A of the Act enables and empowers the Authority to constitute as many Committees as the Authority may desire within the parameters of the Act. The

proposed Committee appears to be permissible as per the Act. The Committee may consider requests from concerned applicants regarding land use change as well as relaxation in BBLs.

The Advisory Group observed that the recommendations of such Committee shall be advisory in nature. It was decided that a Committee consisting of following members will be constituted under the provisions of Section 5A of DD Act, with the approval of Authority.

Vice-Chairman, DDA

- Chairman

Members:

- (i) Director, School of Planning and Architecture (New Delhi),
- (ii) President of Institute of Town Planners (India), New Delhi
- (iii) President of Indian Institute of Architects, Mumbai
- (iv) President of Institution of Engineers (India), Kolkata
- (v) President, Indian Building Congress, New Delhi
- (vi) President , Institute of Urban Designers, India, New Delhi

Along with the representatives of:

- (vii) Central Building Research Institute (Roorkee) - CBRI,
- (viii) Central Road Research Institute - CRRRI,
- (ix) National Institute of Urban Affairs - NIUA
- (x) Delhi Traffic Police,
- (xi) Delhi Pollution Control Committee - DPCC,
- (xii) Commissioner-cum-Secretary- DDA - Member Secretary

Master Plan Section of DDA will provide technical support to Commissioner-cum-Secretary-DDA. Based on the recommendations of the Committee, individual cases will be processed under Section 11A.

Action: Additional Commissioner (MP & UEP), DDA

b) Amendment regarding High Rise Buildings

The proposal for addition of Para 8(6) of Chapter 17: Development Code – High Rise Buildings was discussed by the Advisory Group on 06/12/2012. As decided, the modified proposal was presented by Ms. Mriganka Saxena, Senior Consultant - UTTIPEC-DDA. Copy of the draft proposal is enclosed as Annexure - B.

Following suggestions were given during discussion:

- The Hon'ble LG observed that basements shall be prohibited from being extended upto the plot-boundary to ensure structural safety of adjoining buildings. Side-setbacks of at least two metres (2 m) shall be made mandatory in basements.
- Advisor, NPICC observed that the proposed guidelines will add to the complications in building bye-laws. Further, height of 'Tower' needs to be specified.
- Chief Architect, NDMC informed the Group that joint-open space between two buildings in a plot is already mentioned in the Building Bye-laws.
- The Hon'ble LG noted that the proposal for high-rise buildings, mentioned above, may be considered as Guidelines instead of development control norms / regulations.

The Advisory Group decided that this may be discussed with stakeholders, such as IIA, IUDI, DUAC, HUDCO and others. The final draft will be again discussed in next Advisory Group Meeting.

Action: Director (Plg.) UTTIPEC, DDA

c) Increasing FAR in large size plots

The proposal for approval of administrative order regarding permission for group housing in large residential plots was discussed by the Advisory Group on 06/12/2012. Copy of the draft proposal is enclosed as Annexure - C.

The members observed that residential plotted development has imbibed a certain character to the built form of the City. The permission for group housing will change the streetscape, sky-line, and built-form, and burden the already strained infrastructure. In view of this, the proposal was not agreed to.

4. Management Action Group (MAG) meetings

Minutes of Meetings of following MAGs were placed for information –

- a) “Slum Rehabilitation & Social Housing” under the Chairmanship of Secretary (L&B), GNCTD held on 15.01.2013& 12.03.2013.
- b) “Environment Planning & Co-ordination” under the Chairmanship of Secretary (Environment), GNCTD held on 16.01.2013.
- c) “Delhi Unified Metropolitan Transport” under the Chairmanship of Pr. Secretary- (Transport), GNCTD held on 24.01.2013
- d) “Enforcement & Plan Monitoring” under the Chairmanship of VC, DDA held on 29.01.2013 and 08.03.2013.
- e) “Common Platform for Building Approvals” under the Chairmanship of EM, DDA held on 08.03.2013.

5. Suggestions forwarded by ASSOCHAM, INDIA, and discussed in MoUD, related to permitted activities, Short term accommodation, Service apartment and Recreational clubs

The Office-bearers of ASSOCHAM presented their suggestions before the Hon’ble Minister for Urban Development, GoI on 16.01.2013 for consideration as part of the review of MPD-2021. Hon’ble UDM appreciated the suggestions, and requested the Hon’ble LG to consider the same.

The suggestions were explained to the members, and following modifications were recommended for further processing under Section 11A of DD Act.

Chapter-4.0 SHELTER
Modification– 1
No provision in MPD-2021
Proposed Amendment/Modification
<p>4.4.2 B USE PREMISES FOR RESIDENTIAL USE ZONE AT SECTOR LEVEL <i>Following Use Premises are to be provided/ permitted while preparing plans for Residential use zone at sector level.</i></p> <ul style="list-style-type: none"> <i>i. Family Welfare Centre/ Paediatric Centre/ Geriatric Centre/ Diagnostic Center</i> <i>ii. Maternity Home</i> <i>iii. Nursing Home / Polyclinic</i> <i>iv. Dispensary for pet animals & birds</i> <i>v. Police Post</i> <i>vi. Community Recreational Club Socio-Cultural activities (auditorium, music, dance & drama centre</i>

- / meditation & spiritual centre)*
- vii. *Night Shelter*
 - viii. *Multipurpose Community hall (provision for marriages, small public gathering, function, eating joint and library, gym etc.)*
 - ix. *Electric sub-station 66 KV*
 - x. *Informal Bazaar*
 - xi. *Bus terminal*
 - xii. *Old age Home*
 - xiii. *Care Centre for Physically/ Mentally challenged*
 - xiv. *Working women- men hostel*
 - xv. *Adult Education Centre*
 - xvi. *Orphanage / Children's centre*
 - xvii. *Sewage Pumping Station*
 - xviii. *Waste Water Treatment Facility*
 - xix. *Telephone Exchange*
 - xx. *Head Post Office & Administration Office*
 - xxi. *Municipal Office for water & sewerage*
 - xxii. *Parking space for parking of buses, LMVs, IPTs, etc.*

The facilities, mentioned below, as “To be provided/ indicated” in Zonal Plan, column 7 as (●) *to be deleted and added in Column 6 (LOP)*

Chapter-3.0 DELHI URBAN AREA 2021						
Modification- 2						
Table 3.3 Hierarchy of Urban Development						
Existing provision in MPD-2021						
Level	Facilities	Area in sq.m.			To be provided/ indicated	
		No.	Per Unit	Total	LOP	ZP
1	2	3	4	5	6	7
3. Community Population- 1,00,000	4. Maternity Home	2	1,000-2,000	2,000-4,000	●	●
	5. Nursing Home/ Polyclinic	2	1,000-2,000	2,000-4,000	●	●
	11. Multipurpose Community hall (provision for marriages, small public gathering, function, eating joint and library, gym etc.)	1	2,000	2,000	●	●
	14. Electric sub-station 66KV	2	8,550	17,000		●
	16. Informal Bazar	1	1,000	1,000	●	●
	19. Bus Terminal	1	1,000	1,000		●
	20. Waste Water Treatment facility	As per requirement				●
	21. Sewage Pumping Station	1	2,000	2,000		●
	22. Parking space for parking of buses, LMVs, IPTs, etc.	2	3,000	6,000		●
4. District	3. Veterinary Hospital for pet animals & birds	1	2,000	2,000	●	●

Population-5,00,000	12. Care Centre for Physically/ Mentally Challenged	1	1,000	1,000		•
	13. Working women-men hostel	1	1,000	1,000		•
	15. Orphanage/ Children's Centre (one each)	1	1,000	1,000		•
	19. Bus Terminal	1	2,000	2,000		•
5. Zonal / Sub-City Population 10,00,000	3. Telephone Exchange	1	2,500	2,500		•
	7. Head Post Office & Administration Office	1	2,500	2,500		•
	8. Sewage Pumping Station	1	2,500	2,500		•
	9. Municipal Office for water & sewerage	1	1,000	1,000		•
	12. Old Age Home	2	1,000	1,000		•
Proposed Amendment/Modification						
Level	Facilities	Area in sq.m.			To be provided/ indicated	
		No.	Per Unit	Total	LOP	ZP
1	2	3	4	5	6	7
3. Community Population-1,00,000	4. Maternity Home	2	1,000-2,000	2,000-4,000	•	
	5. Nursing Home/ Polyclinic	2	1,000-2,000	2,000-4,000	•	
	11. Multipurpose Community hall (provision for marriages, small public gathering, function, eating joint and library, gym etc.	1	2,000	2,000	•	
	14. Electric sub-station 66KV	2	8,550	17,000	•	
	16. Informal Bazar	1	1,000	1,000	•	
	19. Bus Terminal	1	1,000	1,000	•	
	20. Waste Water Treatment facility	As per requirement			•	
	21. Sewage Pumping Station	1	2,000	2,000	•	
	22. Parking space for parking of buses, LMVs, IPTs, etc.	2	3,000	6,000	•	
4. District Population-5,00,000	3. Veterinary Hospital for pet animals & birds	1	2,000	2,000	•	
	12. Care Centre for Physically/ Mentally Challenged	1	1,000	1,000	•	
	13. Working women-men hostel	1	1,000	1,000	•	
	15. Orphanage/ Children's Centre (one each)	1	1,000	1,000	•	
	19. Bus Terminal	1	2,000	2,000	•	
5. Zonal / Sub-City Population	3. Telephone Exchange	1	2,500	2,500	•	
	7. Head Post Office & Administration Office	1	2,500	2,500	•	
	8. Sewage Pumping Station	1	2,500	2,500	•	

10,00,000	9. Municipal Office for water & sewerage	1	1,000	1,000	•	
	12. Old Age Home	2	1,000	1,000	•	

LOP – Layout Plan ZP – Zonal Plan

Chapter-4.0 SHELTER

Modification– 3

Table 13.3: Control for building/ buildings within residential premises

Existing provision in MPD-2021

No provision in MPD-2021

Proposed Amendment/Modification

H.STUDIO APARTMENTS

Minimum size of plot **2000 sqm**

Maximum Ground Coverage **33.3%**

Maximum FAR **200**

Height **NR (Subject to clearance from AAI/ Fire Department and other statutory bodies)**

Parking **2.0 ECS/100 sqm built up area**

The maximum size of the apartment will be 60 sqm built-up.

The plots should be located on road facing minimum width of 12m.

Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.

Modification– 4

Table 4.3: Uses / Use Activities Permitted in Use Premises

Existing provision in MPD-2021

No provision in MPD-2021

Proposed Amendment/Modification

(Following para to be added after “Farm House”.)

Use Premises	Definition Use/Use	Activities Permitted
Studio Apartment	A premise in which residential accommodation in the form of multi-purpose rooms is provided for Individual/Family.	i) Suite ii) Caretaker’s Office, Retail Shops, Dining and supporting facilities, as per the requirement to be restricted up to 10% of floor area.

Modification– 5

Table 4.3: Uses / Use Activities Permitted in Use Premises

Existing provision in MPD-2021

Use Premises	Definition	Use/Use Activities Permitted
Hostel	A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility.	Hostel, Old Age Home, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (max. 20 sq.m. each)
Guest House, Lodging & Boarding House	A premise providing temporary accommodation for short durations.	Guest Rooms, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (upto 20 sqm each)
Dharamshala or its	A premise providing temporary accommodation or for short	Dharamshala, Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Stall (upto 20 sqm)

equivalent	durations on no-profit basis.	each)
Proposed Amendment		
Use Premises	Definition	Use/Use Activities Permitted
Hostel	A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility.	i) Hostel, Old Age Home ii) Dining Area Watch and Ward Residence, Service Shops of Barber, Laundry, Soft Drink and Snack Stall to be restricted up to 20% of floor area.
Guest House, Lodging & Boarding House	A premise providing temporary accommodation for short durations.	i) Guest Rooms ii) Watch and Ward Residence, Service Shops of Barber, Laundry, Soft Drink and Snack Stall to be restricted up to 20% of floor area.
Dharamshala or its equivalent	A premise providing temporary accommodation or for short durations on no-profit basis.	i) Dharamshala ii) Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Stall to be restricted up to 20% of floor area.

Chapter 5.0 TRADE AND COMMERCE

Modification– 6

5.8(A) HOTELS

Existing provision in MPD-2021

Delhi is emerging as an international centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed.

Hotels are permitted in Commercial Use Zone, Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

Proposed Amendment/Modification

Following para to be deleted:

To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed.

Modification– 7

5.8(B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

No provision in MPD-2021

Proposed Amendment/Modification

(Following para to be added)

In order to cater to the long term accommodation requirement, service apartments are proposed. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed.

These are to be provided/ permitted while modifying existing and/or preparing schemes for Commercial, Industrial, Public Semi Public and Transportation Use Zones.

Modification– 8

Table 5.4: Development Controls – Commercial Centres

Existing Provision in MPD-2021					
Use / use premises	Maximum Coverage (%)	FAR	Height(mts)	Parking StandardECS/100 sqm.Offloor area	Other controls
d) Service Apartments	30	150	NR*	3	--
[NR* - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.]					
Proposed amendment					
Use / use premises	Maximum Coverage (%)	FAR	Height(mts)	Parking StandardECS/100 sqm. Offloor area	Other controls
d) Service Apartments	30	225	NR*	3	--
[NR* - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.]					

Modification– 9

Table 5.5: Definitions and Activities Permitted in Use Premises

Existing Provision in MPD-2021		
Use premise	Definition	Activities permitted
Service Apartment	A premise fully furnished, serviced and self-contained with meal preparation used for short-term corporate accommodation	Guest Suite, Conference facilities, Office, Retail and Service Shops to be restricted up to 20% of floor area.
Proposed amendment		
Use premise	Definition	Activities permitted
Service Apartment	A premise fully furnished, serviced and self-contained with meal preparation used for short-term corporate accommodation	i) Guest Suite/Conference facilities/Office ii) Retail / Service Shops, <i>Dining and supporting facilities, as per the requirement</i> to be restricted up to 20% of floor area.

Chapter-13.0 SOCIAL INFRASTRUCTURE

Modification– 10

Table 13.17: Development Controls for Social Cultural Facilities

Existing provision in MPD-2021					
S. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
2	a. Community Recreational Club b. Recreational Club	30%	100	26m.	Parking standard @ 2 ECS / 100 sq.m. of floor area.

Notes:

- i) In case of Community Recreational Clubs, 50 FAR shall be admissible on the area beyond 2000 sqm. and below 5000 sqm.
- ii) In case of Recreational Club, 50 FAR shall be admissible on the area beyond 5000 sqm. and upto 10,000 sqm.

Proposed Amendment/Modification					
S. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
2	a. Community Recreational Club b. Recreational Club	30%	120	26m.	Parking standard @ 2 ECS / 100 sq.m. of floor area.

Notes:

i) The Recreational Clubs located in LBZ Area, Civil Lines Bungalow Area, Recreational Use Zones and existing on Heritage Structures will be dealt on case to case basis and Technical Committee of DDA will approve the Development Controls norms based on the existing status.

Modification– 11

Table 13.18: Development Controls for Other Community Facilities

Existing Provision in MPD-2021

No provision in MPD-2021 in Table 13.18 for Service Apartment

Proposed Amendment/Modification

S. No.	Category	Population / Unit	Max. Plot Area
1.	g) Service Apartment	1,00,000	Minimum 2000 sq.m.

Notes:

i) The maximum size of the apartment will be 60sqm built-up.

ii) The plots should be located on road facing minimum width of 12m.

iii) Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.

Modification– 12

Table 13.19: Planning Norms and Standards for Other Community Facilities

Existing provision in MPD-2021

No Provision in MPD-2021 in Table 13.19 for Service Apartment.

Proposed Amendment

Add following Category of Use Premises in the Table as under:

S. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4.	Service Apartment	30%	225	NR* (subject to approval of AAI, Fire Department and Other Statutory Bodies.	i) Parking @ 3 ECS per 100 sqm. of floor area.

Modification– 13

Table 13.27: Socio-Cultural and Community Facilities

Existing provision in MPD-2021

No Provision in MPD-2021 in Table 13.19 for Service Apartment.

Proposed Amendment

S. No.	Use Premises	Definitions	Activities Permitted
25	Short Term Accommodation (Hostel / Guest House / Boarding	A premise fully furnished, serviced and self-contained with meal	i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities,

	<i>and Lodging House / Working women-men Hostel / Service Apartment)</i>	<i>preparation and used for short term or long term individual, family or corporate accommodation.</i>	<i>and other facilities supporting the main activity (restricted up to 20% of permissible FAR).</i>
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Modification– 14

Table 13.27: Socio- Cultural and Community Facilities

Existing provision in MPD-2021			
S. No.	Use Premises	Definitions	Activities Permitted
22	Old Age Home / Care Centre for Physically / Mentally challenged / Working women / Men Hostel	A Premise having the facility of caring and training boarding & lodging of the elderly / physically / mentally challenged / working women / men.	Care home with residential facility, residence (for management and maintenance staff), primary school, recreational, library, health, gym, canteen, dining facility.
Proposed Amendment			
S. No.	Use Premises	Definitions	Activities Permitted
22	Old Age Home / Care Centre for Physically / Mentally challenged	A Premise having the facility of caring and training, boarding & lodging of the elderly / physically / mentally challenged	Care home with residential facility, residence (for management and maintenance staff), primary school, recreational, library, health, gym, canteen, dining facility.

Chapter 17.0 DEVELOPMENT CODE

Modification– 15

Sub-Clause 8(2) PERMISSION OF USE PREMISES IN USE ZONES

Existing Provision in MPD-2021						
S. No.	Use Premises	Use Zones				
		RD	C1	C2	M	PS
RD	RESIDENTIAL					
i)	Residential plot- Plotted Housing	P	P**	NP	NP	NP
ii)	Residential plot- Group Housing	P	P	NP	NP	P
iii)	Residence-cum-Work Plot	P	P	NP	NP	NP
iv)	Foreign Mission	P	P	NP	NP	NP
v)	Hostel/ Old age home	P	P	NP	P	P
vi)	Guest House, Boarding and Lodging House	P	P	P	NP	P
vii)	Dharamshala and its equivalent	P	P	NP	NP	P
viii)	Community Hall/ Barat Ghar	P	P	NP	NP	P
ix)	Night Shelter	P	P	P	P	P
x)	Community/ Recreational hall, Library, reading Room, Society office, Crèche and Day Care Centre	P	P	P	P	P

Proposed Amendment						
S. No.	Use Premises	Use Zones				
		RD	C1	C2	M	PS
RD	RESIDENTIAL					
i)	Residential plot- Plotted Housing	P	P**	NP	NP	NP
ii)	Residential plot- Group Housing	P	P	NP	NP	P
iii)	Studio Apartment	P	NP	NP	NP	NP
iv)	Residence-cum-Work Plot	P	P	NP	NP	NP
v)	Foreign Mission	P	P	NP	NP	NP
vi)	Hostel/ Old age home	P	P	NP	P	P
vii)	Short term Accommodation – Hostel / Guest House / Lodging & Boarding House / Working Women-Men Hostel, Dharamshala and its equivalent / Service Apartment	P	P	P	P	P
viii)	Community Hall/ Barat Ghar	P	P	NP	NP	P
ix)	Night Shelter	P	P	P	P	P
x)	Community/ Recreational hall, Library, Reading Room, Society office, Crèche and Day Care Centre	P	P	P	P	P

(The use-premises will be suitably re-numbered based on the modifications above.)

Modification– 16

8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES

Existing Provision in MPD-2021

2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR.

Proposed Amendment

- 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) In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. may be relaxed.*
- 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.*

7. Proposed Modifications in MPD-2021 as per the Minutes of the Meetings of Management Action Group held under the Chairmanship of Vice Chairman, DDA

Following modifications in MPD-2021, proposed by the Management Action Groups, were recommended by the Advisory Group for further processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021							
	Existing Provisions				Proposed Amendments/Modifications			
1	2				3			
Chapter-13.0 SOCIAL INFRASTRUCTURE								
Table 13.3: Planning Norms and Standards for Education Facilities								
1	S. No.	Category	Population / unit (approx.)	Plot Area	S. No.	Category	Population / unit (approx.)	Plot Area
	2.	Sr. Secondary School	10,000	0.6-0.8 ha	2.	Sr. Secondary School/ Secondary School	10,000	0.6-0.8 ha

Table 13.4: Development Controls for Education Facilities												
2	S. No.	Category	Maximum			Other Controls	S. No.	Category	Maximum			Other Controls
			Gr. Cov.	FAR	Ht.				Gr. Cov.	FAR	Ht.	
	4.	Sr. Secondary School	35%	150	18 m		4.	Sr. Secondary School/ Secondary School	35%	150	18 m	

Table 13.21: Educational Facilities				
3 Existing Provision				
S. No.	Use Premises	Definitions	Activities permitted	
4	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Senior Secondary School, Watch & Ward Residence (Upto 20 sq m), Books and Stationery Shop, Uniform Shop (Upto 20 sq m each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.	
Proposed Amendment/Modification				
S. No.	Use Premises	Definitions	Activities permitted	
4	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Senior Secondary School, Watch & Ward Residence (Upto 20 sq m), Books and Stationery Shop, Uniform Shop (Upto 20 sq m each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.	
4(b)	Secondary School	A premise having educational and playing facilities for students from VI to XII standard.	Secondary School, Watch & Ward Residence (Upto 20 sq m), Books and Stationery Shop, Uniform Shop (Upto 20 sq m each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.	

Chapter-5.0 TRADE AND COMMERCE

Table 5.1: Five-Tier System of Commercial Areas		
4	No Provision in MPD-2021	Following Note to be added after note no. (iv) Notes: (v) The non-residential activities permitted as per Mixed Use Regulations in residential plots will be permitted in Commercial Centres.

Chapter-4.0 SHELTER

Table 4.2- Infrastructure Requirement for layout at Residential Neighbourhood Level										
6	S. No.	Use Premises	No. of Units	Unit Area (ha.)	Total Land (ha.)	S. No.	Use Premises	No. of Units	Unit Area (ha.)	Total Land (ha.)
Notes: (viii) Local Bodies to ensure removal of existing dhalaos in phases.										

Para 4.4.3 B. Residential Plot – Group Housing		
7	(v) Such flats should have a carpet area between 25 to 40 sqm.	(v) Such flats should have a carpet area upto 25sqm.

Following modifications in MPD-2021, proposed by the Management Action Groups, were not agreed by the Advisory Group.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-17.0 DEVELOPMENT CODE		
CLAUSE 3.0 ESTABLISHMENT OF USE ZONES AND USE PREMISES		
	No Provision in MPD-2021	Chapter-17.0 DEVELOPMENT CODE Para 3 Clause 3.0 Sanction of Plans 3(14) The Technical Committee to formulate a policy for allowing Pre-1962 Land Uses on private land, which will extend an option to the private land-owners to opt for land-uses conforming to the provisions of MPD-2021.

The Hon'ble LG observed that the policy may be formulated and placed before the next Advisory Group Meeting for discussion. He suggested that the owner of large piece of land may surrender some part of the land to DDA. The following group was constituted for preparing draft policy.

- i) Advisor- NPICC
- ii) Addl. Commissioner (Plg.) (MP & UEP), DDA
- iii) Addl. Commissioner (Plg.) (MPR & AP), DDA

Action: Advisor- NPICC

Para/ S. No.	MPD 2021		Proposed additional amendments/modifications (as proposed by MAG)
	Existing Provisions	Proposed Amendments/Modifications (as presented to Authority on 05/03/2013)	
1	2	3	4
Chapter-4.0 SHELTER			
Title of Para 4.2.3.4			
1.	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 and Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings.	Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation – In-situ Up-gradation/Rehabilitation of Slum & JJ Clusters, Resettlement Colonies and Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings and EWS public housing schemes.
Para 4.2.3.4			
2.	<p>The <u>concerned</u> 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.</p> <p>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 housing norms shall be applicable with the following conditions:</p> <p>(i) Minimum plot size 2000 sqm (facing a</p>	<p>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 and schemes for rehabilitation of project-affected persons and for Unsafe Buildings.</p> <p>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 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</p>	<p>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 and schemes for rehabilitation of project-affected persons and for Unsafe Buildings and EWS public housing schemes.</p> <p>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 housing norms shall be applicable with the following conditions:</p> <p>(i) Minimum plot size 2000 sqm (ona min. ROW of 9m). In case of Public Housing, the Technical Committee of DDA may relax minimum plot size</p>


	<p><u>min. road of 9m).</u></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>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 <i>(including facilities i.e., Facility for the level as indicated in Table.3.3 of Chapter 3 based on the population accommodated under the project/scheme)</i> 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. <i>In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e., Group-A Household Industries as given in Annexure I of Chapter 7) to the beneficiaries of the project scheme.</i></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>(vii) 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</p>	<p><i>by 10%.</i></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 <i>(including facilities i.e., Facility for the level as indicated in Table.3.3 of Chapter 3 based on the population accommodated under the project/scheme)</i> 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. <i>In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e., Group-A Household Industries as given in Annexure I of Chapter 7) to the beneficiaries of the project scheme.</i></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 the dwelling unit for EWS or rehabilitation shall be maximum 25sqm. <i>(Carpet Area) and room sizes as per IS: 8888.</i></p> <p>(viii) Common parking is to be</p>
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	<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>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>	<p>provided for residential component at 0.5ECS per 100sqm of floor area which can be relaxed wherever required. Parking for remunerative purposes shall be as applicable for the relevant land use.</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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MAG on 'Common Platform for Building Approvals' in its 8th Meeting dated 08/03/2013, observed that terms "physically challenged people", "disabled" etc. are used in various chapters of MPD-2021. MAG recommended replacing them by the term "**differently abled persons**" wherever applicable.

The Advisory Group recommended the above modifications for processing under Section 11A of DD Act.

The meeting concluded with vote of thanks to the Chair.


(S.P. Pathak)
Addl. Commissioner (Plg.) MPR& AP
Member Secretary, Advisory Group

Copy to:

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

Appendix-A

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 D. Diptivilasa – Vice Chairman, DDA
5. Shri Abhai Sinha, Engineer Member, DDA
6. Shri J.P. Agrawal, JS (Delhi) MoUD
7. Shri J.B. Kshirsagar, Commissioner (Plg.), DDA
8. Shri. Vinod Dhar, Chief Architect, DDA
9. Shri Manish Gupta, Commissioner SDMC
10. Shri Sajjan Singh Yadav, Commissioner EDMC
11. Shri Puneetkaul, Transport Commissioner, GNCTD
12. Shri Dharam Pal, Secretary (L& B), GNCTD
13. Dr. Anil Kumar, Director (Envt.), GNCTD
14. Prof. Neelima Risbud, Dean of Studies, SPA
15. Mrs. Manju Safaya, NIUA
16. Shri Manu Bhatnagar, INTACH
17. Ar. Ashutosh Agarwal, Chairman I.I.A. Northern Chapter
18. Shri Bhishm Kumar Chugh, IBC
19. Shri Shamsheer Singh, Chief Town Planner, SDMC
20. Shri R.K. Jain, Addl. Comm. (Plg) UE&P & MP, DDA
21. Shri S.P.Pathak, Addl. Comm. (Plg.)MPR & AP, DDA
22. Shri Vijay Risbud, Advisor NPIIC
23. Sh. Ashok Bhattacharjee, Director, UTTIPEC, DDA
24. Ms. Paromita Roy, Sr. Consultant, UTTIPEC, DDA
25. Shri. Anant M. Athale, Chief Architect, NDMC
26. Sh. R.K. Gupta, SE, NDMC
27. Sh. A.D. Biswas, Senior Town Planner, EDMC
28. Sh. Romesh Sabharwal, Ex-Chairman DTTDC

Others

1. Shri S.B. Khodankar, Director (Plg.)MP, DDA
2. Smt. I.P. Parate, Director (Plg.)MPR, DDA
3. Sh. S. Bhide, NCAER
4. Ms. Mriganka Saxena, Senior Consultant, UTTIPEC
5. Ms. Meenakshi Burman, Urban Designer, UTTIPEC
6. Ms. Akanksha Chopra, Urban Planner (GIS), Consultant, UTTIPEC, DDA