

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR(Plg.)MPPR
6th FLOOR: VIKAS MINAR
NEW DELHI: TEL.NO.23379731

No. F.1(10)2011/Dir.(Plg)MPR/TC/57

Dt: 28.12.11

Sub: Minutes of the First Meeting of the Management Action Group "Common Platform for Building approvals" held on 12.12.2011.

First meeting of the Management Action Group "Common Platform for Building approvals" held on 12.12.2011 under the chairmanship of Engineer Member,DDA. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl: as above

[Handwritten Signature]
28/12/11

(I.P. Parate)
Director (Plg) MPR & TC

Copy to:

- | | |
|--|----------|
| 1. Engineer Member, DDA | Chairman |
| 2. Commissioner (Plg),DDA | Member |
| 3. Commissioner (Plg)II, DDA | Member |
| 4. Chief Planner, TCPO, Govt. of India | Member |
| 5. Chief Planner, MCD, | Member |
| 6. Chief Architect, NDMC. | Member |
| 7. Chief Architect, DDA | Member |
| 8. Secretary, DUAC | Member |
| 9. OSD(Plg)MPPR,DDA | Member |
| 10. Suptdg. Engineer (Bldg.) MCD | Member |
| 11. Director (Bldg.)DDA | Member |

CO-OPTED EXPERT MEMBERS

1. President, Council of Architecture
2. Sh.Ujan Ghosh, President, Institute of Urban Designers India.
3. President, IIA
4. Sh. Sudhir Vohra, Architect

o/c

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI - 110002**

No.F.1(5)/2011/Dir.(Plg.)MPR &TC/57

Dt: 28/12/11

Sub: Minutes of the First Meeting of the Management Action Group "Common Platform for Building approvals"

The First meeting of the Management Action Group "Common Platform for Building approvals" on Mid Term Review of MPD-2021 was held on 12.12.2011 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following members/Special Invitees attended the meeting:

- Engineer Member, DDA – In Chair
- Chief Town Planner, TCPO
- Commissioner(Plg.) I, DDA
- Commissioner(Plg.) II, DDA
- Chief Architect, DDA
- Chief Town Planner, MCD
- OSD(Plg.)MPPR, DDA
- Secretary, DUAC
- President, IUDI
- Hon'ry Treasurer, IIA
- Dy. Architect, NDMC
- A.E. Building(HQ) MCD
- Sh. Kapil Gupta – representative of NAREDCO
- Sh. Mukul Gupta – representative of NAREDCO
- Sh. Sehgal – representative of NAREDCO
- Sh. Kaushal Gupta – representative of ASSOCHAM
- Sh. Pramod Uniyal - representative of ASSOCHAM

2. Engineer member, DDA welcomed all the members and Special Invitees for the 1st meeting of the Management Action Group (Common Platform for building approvals). He requested Commissioner (Plg.)-II to give the back ground and introduce the subject. Commissioner (Plg.)-II explained the background of formation of Management Action group and review of MPD-2021 and the issues to be discussed in the meeting.

3. The suggestions forwarded by MCD, NAREDCO and ASSOCHAM were presented by the representatives of the respective organizations. The issues in brief and observations /suggestions of MAG are given below:

S. No.	Issues/ Suggestion	Observation/Recommendation of the Committee
A.	<p>Development Controls: I - STILTS <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473, ASSOCHAM; Dairy No.-1460, 1463, 1552, 1654, 1659)</i> Provision for Mandatory stilts in residential plot: It was informed that as per observations received from Hon'ble L.G. stilts to be made mandatory for all plots measuring 50 Sq.mtr and above.</p>	<p>It was clarified that, as per MPD-2021, for Residential plots measuring less than 250 Sq.mtr. there is no requirement of parking space within the plot. The Group felt that MCD may re-examine in detail, actual feasibility of provisions of stilts for parking purpose in residential plots upto 100 Sq.mtr. with respect to reduction of front set-back/open area and available frontage etc. MCD may submit the detailed report before the next meeting of the Advisory Group. (Action: MCD)</p>
	<p>II -BASEMENT: <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473, NARDECO; Dairy No.- 458, 615, 1627, ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659)</i> i) MCD suggested for provision of 2mtr. Set-back on both sides of the plot from the safety point of view, in view of the recent building mishaps in Delhi. ii) Sub- clause 8 (5)(a) be amended by deleting words "maximum equivalent to and replacing by "For". iii) The sub- clause 8 (5)(b) regarding Basement needs to be amended from: - "The Basement(s) above the plot level shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation.</p>	<p>It was felt that technological solutions are possible and can be examined & specified for safety of the adjoining plot, like making diaphragm wall compulsory before excavation. MCD may re-examine & incorporate this aspects for consideration in the next advisory group meeting. (Action: MCD)</p> <p>The Group did not agree with the proposed modification in MPD-2021</p> <p>The Group after detailed discussion agreed for suggestion and recommended following amendment in the clause. "The Basement(s) beyond building line shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation". (Action: MPR)</p>
	<p>III- Mezzanine/ Service Floor <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473)</i> Existing sanctioned Mezzanine/ Service floor, which were free from FAR as per MPD-2021, should continue to be free from FAR to the same extent.</p>	<p>The FAR has been enhanced in MPD-2021 after including all the floor area which was not counted in FAR prior to MPD-2021. Thus the Group was not in agreement with the proposed change.</p>
	<p>IV- SETBACK: <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473)</i> In case the permissible/ proposed coverage is not achieved with the</p>	<p>Provisions in MPD-2021(Table 17.1) are sufficient and hence no change was suggested.</p>

above mentioned setbacks in a plot, the setback of the preceding category may be allowed" to the extent required in preceding category.	If required Local Body could issue administrative orders, wherever required.
V - Public & Semi Public: (Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473) Development Control Norms for School, Colleges needs to be defined. Problems are faced for old colleges in Delhi University.	It was deliberated that the break-up of building area and play field will be governed by allotment / lease conditions. However the suggestions of MCD regarding sanction of building plans for colleges/large campus needs to be addressed in MPD-2021. The development control norms for Public and Semi-Public facilities- colleges and other educational campus of 4 ha. and above can be considered in MPD-2021. (Action: MPR)
VI - Sub Division of Plots/ Amalgamation of Plots: (Issue. referred by NAREDCO; Dairy No.- 458, 615, 1627)	It was informed that the Regulations within the frame work of MPD-2021 are in the process of notification by the Ministry of Urban Development, Government of India. (Action: MPR)
VII- Medical Facility (Issue referred by NAREDCO; Dairy No.- 458, 615, 1627 & ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659) Medical Facility provision in use permissibility of use zone "M" and more than 100 beds in sub clause 8(2) in residential & PSP use of Development Code.	In MPD-2001 hospital up to 200 beds were permitted in residential and commercial use (C-1) However in MPD-2021, hospitals of only up to 100 beds are permitted in Residential and Commercial use (C-1). Provision of MPD-2001 should not be reintroduced in MPD-2021 to permit hospitals up to 200 beds in residential use zone. In MPD-2021 hospital is permitted in industrial area as per table 7.2 but not permitted under clause 8(2) of Development Control. To remove this anomaly, hospital may be permitted in use zone-M. (Action: MPR)
VIII- Service Floors (Issue referred by NAREDCO; Dairy No.- 458, 615, 1627 & ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659)	Outside the scope of review of Master Plan.
B. GROUP HOUSING: I - (Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473, NAREDCO; Dairy No.- 458, 615, 1627, ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659) i) Density calculation for Group Housing needs to be streamlined. ii) Provision of EWS - 15% FAR or 35% of DU's. Only one condition is sufficient. iii) Applicability of FAR charges on EWS allowed over and above 200 FAR. iv) Permission for group housing in residential plots of approved colonies.	i) In order to achieve planned density and FAR mix of different category of housing is required. Thus no change in MPD is suggested. ii) The Group observed that 15% FAR is sufficient and Condition of 35% of DU's can be deleted. iii) No clarification is required in MPD iv) This is part of the modification in approved layout plan of residential colonies within the frame work of Master Plan by the concerned local body. No amendment in MPD-2021 is required. (Action: MPR)
II -Norms for enhanced FAR for Group Housing Scheme. (Issue referred by NAREDCO; Dairy No. - 458, 615, 1627)	MPD-2021 has already provided for the enhancement of FAR and no further action is required.

	<p>III - Enhancement of additional floor area for Community/ Recreational Hall in Group Housing para 4.4.3 B. <i>(Issue referred by NAREDCO; Dairy No.- 458, 615, 1627 & ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659)</i></p>	<p>It was suggested Additional floor area at the rate of 0.5% of permissible FAR subject to maximum of 1000 sq.mtr. may be allowed free from FAR for community needs of the residents in case of Group Housing (Action: MPR)</p>
<p>C.</p>	<p>Mixed Land Use: I - PARKING: <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473)</i> As per Master Plan-2021, parking @ 2ECS per 100 sq mt. Built area to be provided in the mixed land use premises. Whereas according to the MCD Notification dated 22.6.2007, the allottee were allowed to pay one time parking charges under Mixed Use @ 1 ECS per 50 sq. mt. on the basis of plot area. Provision of Master Plan -2021 should prevail and modification as proposed by MCD in Notification dated 22.6.2007 may be reviewed.</p>	<p>The provisions of MPD-2021 in this regard may continue and amendments/ notifications as forwarded by MCD to Ministry of Urban Development be withdrawn with the approval of Competent Authority.</p> <p style="text-align: right;">(Action: MCD & MPR)</p>
	<p>II - FITNESS CENTRE <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473)</i> Fitness Centre words added 'as existing on 7.2.2007' in the Gazette Notification dated 12.8.2008 needs to be substituted as "12.8.2008 existing on that date as the same were allowed to continue in the Master Plan-2021 (7th February, 2007) ad banned on 12.8.2008 by way of Gazette Notification.</p>	<p>The Group agreed in principle for replacing the date "7.2.2007 by 12.8.2008." in MPD-2021 in view of MCD's request. (Action: MPR)</p>
	<p>III a) Small shop on notified roads - whether parking charges applicable or not.</p> <p>III b)Size of shops / offices on notified roads(Mixed Land Use/ Commercial)- (minimum/ maximum)</p>	<p>i) It was clarified that parking charges are applicable on all notified roads. This issue does not require any amendment in MPD-2021.</p> <p>ii) The floor area and number of shops were given in MPD-2001. However, this was removed to introduce flexibility in the plan. Hence no change is recommended in the Master Plan.</p>
<p>D.</p>	<p>INDUSTRIAL PLOT: I - <i>(Issues referred by MCD vide letter of PS to LG; letter no. 140/11-RN/404/17473, NAREDCO; Dairy No.- 458; 615, 1627, ASSOCHAM; Dairy No. - 1460, 1463, 1552, 1654, 1659)</i> Development Control Norms for</p>	<p>The provision given in the guidelines for redevelopment of existing planned industrial areas are self explanatory. Hence no change is recommended in MPD</p>

	Industrial Plots need to be streamlined.	
	II - Residential use in existing industrial plots. <i>(Issues referred by NAREDCO; Dairy No.- 458, 615, 1627))</i>	<p>The Group felt that Residential activity in individual industrial plot can be considered and the provision for watch and ward in individual plot is given in MPD-2021.</p> <p>However, Group felt that in case of planning of new industrial areas as well as for redevelopment of clusters/areas about 15%-20% area shall be reserved for industrial worker, staff housing. Norms for land distribution in industrial areas in table 7.2 needs to be suitably reworked to include residential use premises. (Action: MPR)</p>

The meeting ended with thanks to Chair.

Shant
 28/12/11
 Director (MPR)

Copy to:

- I. All members of the Group
- II. Special Invitees
- III. PS to Engineer Member-Chairman of MAG
- IV. OSD to Vice Chairman, DDA
- V. PS to Lt. Governor, Delhi