



DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6th Floor: Vikas Minar
New Delhi: 110002; Ph. No.-23379731

F-1(10)2011/Dir (Plg.)MPR & TC/

Date: 25.07 .2012

Sub: Minutes of the 4th Meeting of Management Action Group on “Common platform for Building Approvals” for Review of MPD-2021

Fourth Meeting of Management Action Group (MAG) on “Common Platform for Building Approvals” was held on 05.07.2012 under the Chairmanship of Engineer Member, DDA at Conference room, First Floor, B-Block, Vikas Sadan, INA. The copy of the approved minutes are enclosed herewith for further necessary action.

(I.P. Parate)

Director (Plg.) MPR & TC

Copy to:

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

CO-OPTED EXPERT MEMBERS

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

SPECIAL INVITEES

1. Addl. Commr. (Plg.) Area Planning, DDA
2. Addl. Comm. (Plg.) UTTIPEC & Bldg., DDA
3. Director (MP), DDA



DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6th Floor, Vikas Minar
New Delhi: 02, Ph. No- 23379731

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

Dt: 24.07.12

Subject: Minutes of the Fourth Meeting of the MAG on “Common Platform for Building Approval” held on 05.07.2012

The Fourth meeting of the Management Action Group (MAG) on “Common Platform for Building Approval” on Mid Term Review of MPD-2021 was held on 05.07.2012 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

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|---------------------------------------|------------|
| - Engineer Member, DDA | - Chairman |
| - Commissioner (Plg)-I.,DDA | - Member |
| - Commissioner (Plg)-II.,DDA | - Member |
| - Chief Planner, TCPO, Govt. of India | - Member |
| - Chief Architect, DDA | - Member |
| - Sh. G. Krishna Rao, Architect, NDMC | - Member |
| - Addl. Commissioner (Plg.)MPPR, DDA | - Member |
| - Suptd. Engineer (Bldg.), MCD | - Member |
| - Director (Bldg.), DDA | - Member |
| - Director (MP), DDA | |
| - Director (MPR), DDA | |

Chairman/ Engineer Member, DDA welcomed, Members and all the Special Invitee for the Fourth Meeting of MAG on “**Common Platform for Building Approval**”. Thereafter Director (Plg.) MPR gave background of the issues to be discussed in the Meeting.

1. Confirmation of the minutes of the 3rd meeting of “Common Platform for Building Approval” held on 19.03.2012

Since there were no observations by any members, the minutes of the meeting of 19.03.2012 were confirmed.

2. Review of Action Taken Note of Third Meeting of MAG held on 19.03.2012

i. Study/ Examination of Stilts, Parking and Set Backs in Basement:

This issue was forwarded by MCD and mainly relates with the sanction of building plans under building bye laws dealt by local bodies. MAG decided that Chief Town Planner, SDMC, may coordinate with SPA, New Delhi, and place the study/ examination report in next MAG meeting.

Action: Chief Town Planner, SDMC

- vi. **Suggestions of Federation of Hotel and restaurants Association for increase in FAR:** The issue pertains to Director (MP & DC) and Building Section. This matter has to be examined and a study conducted in respect of parking norms for Hotels with the help of SPA, New Delhi.

**Action: Director (MP& DC) /
Dir (Bldg.) DDA**

- vii. **Suggestions by Mahila Nagrik Adhar Samiti regarding Mixed Land Use:** Assistant Engineer (Bldg.) HQ, EDMC present in the meeting informed that, these issues were deliberated/ discussed in internal meetings and the status report will be placed before next MAG.

Action: Chief Town Planner, SDMC

- viii. **Suggestions by Paharganj Shopkeeper Welfare Association regarding Mixed Land Use:** MCD representative informed that these issues were deliberated/ discussed in internal meetings of MCD and the status report will be placed before next MAG.

Action: Chief Town Planner, SDMC

- ix. **Suggestions by Confederation of All India Traders regarding Special Area Regulations:** MCD representative informed that these issues were deliberated/ discussed in internal meetings of MCD and the status report will be placed before next MAG.

Action: Chief Town Planner, SDMC

3. Following specific issues & suggestions received in MPR unit of DDA were discussed during the meeting:

S. No. (as per agenda)	Issues/ Suggestion	Observation/Recommendation of the Group
iii)	<p>Suggestion regarding provision of rear setback in residential Plotted development where there is no back lane (Forwarded by Suptdg. Engineer (Bldg.) HQ, MCD Vide Dy. No. D/06/SE(Bldg.)HQ/2012/. DDA Dy. No. 951 Dt: 07.05.12 1922 Dt: 23.03.12 1951 Dt: 28.12.12 and also through MoUD DDA Dy.no. 2042 Dt: 17.04.12</p>	<p>Ms. Hora resident of Vikas Puri presented the problems of light and ventilation, structural stability & fire safety, disaster etc. faced by her and her old parents in H-Block Vikas Puri.</p> <p>It was informed that initially setbacks were mandatory as per approved LOP & the violations were few. For last few years people have started covering 100% setbacks. As per MPD-2021, the maximum ground coverage permissible is 90% for residential plots upto 100 sq.m which provides for courtyards/ rear setbacks for ensuring light and ventilation as per Building Bye Laws. However, MPD-2021 (Para 4.4.3- A, Notes: 2 & 4) further provides for 100% ground</p>

	<p>2177 Dt: 27.04.12</p>	<p>coverage in respect of residential plots upto 175 sq.m for regularization of construction already existing as on 22.09.2006.</p> <p>It was presented by Ms. Hora with the help of photographs and video that the problem of light & ventilation is acute (100% ground coverage) especially in case of residential plotted development without any service lane in the rear. It was felt that the regularization of construction even upto 22.09.2006 may have to be examined with regard to the following:</p> <ol style="list-style-type: none"> a. Fire safety b. Structural safety c. Encroachment on public land. d. Non interference in neighbours right to air and sunshine. <p>The building sections of MCD & DDA to critically re-examine the implications of MPD provisions in such cases based on ground realities and problems faced by the law abiding residents vis-a-vis, the number of plots where such construction is already regularized etc. and submit the status report before MAG for discussion.</p> <p style="text-align: right;">Action: Suptg. Engineer (Bldg.) HQ, MCD, Director (Bldg.), DDA</p>
<p>iv)</p>	<p>Suggestion regarding insertion of norms of 'IS-8888 formulated by BIS for low income housing' in MPD-2021 which earlier existed in MPD-2021.</p> <p>(Forwarded by Director (MP & DC), DDA vide No.PS/Dir/MP/2012/D-232 DDA Dy. No. – 832 Dt. 02.04.12)</p>	<p>The issue is regarding standard design for 25.0 sq.yd. (21.46 sq.m) plot and as per 283rd meeting held on 24.09.2009 decisions to insert 'norms of IS-8888 formulated by BIS for low income housing' in MPD-2021. It was informed that in MPD-2001, following provision was given in case of Low Income Housing:</p> <p><i>'The norms of IS-8888 code formulated by the BIS shall be applicable for Low Income Housing which provide a maximum net density upto 300 DUs/ha.'</i></p> <p>It was observed that in some cases BIS code is advisory and not mandatory. The norms regarding room size provided in IS-8888 code be incorporated in MPD-2021 for EWS housing.</p> <p>Chief Architect, DDA to study the provisions in the latest code and its implications in relation to EWS Housing undertaken by DDA for taking a final decision.</p> <p style="text-align: right;">Action: Chief Architect, DDA/ Chief Town Planner, SDMC</p>

<p>v)</p>	<p>Suggestion regarding Housing for Urban Poor forwarded by the Office of Chief Architect, DDA.</p> <p>Forwarded by Chief Architect, DDA, vide Dy. No. PS/CA/HUPW/DDA/2012/43 Dt. 30.03.2012</p> <p>DDA Dy. No. – 861 Dt. 13.04.12</p>	<p>Chief Architect, DDA presented the difficulties/ problems faced while preparation of the schemes for EWS Housing for Urban Poor and suggested modification</p> <p>i. Density, FAR considering Dwelling Unit size of 25 sq.m: The suggestion by HUPW needs detailed examination. Further, it is observed that ‘25 sq.m’ has been stated as builtup accommodation, area of the dwelling unit, Plinth area and carpet area in various paras of MPD-2021. It is desirable to have single common terminology in all cases. Hence, MAG decided that the dwelling unit area specified for each category of housing should be the plinth area of the dwelling unit excluding common/ circulation area. This should be uniformly provided in the MPD-2021. this needs detailed examination by HUPW.</p> <p style="text-align: right;">Action: Chief Architect, DDA/ Dir (MP&DC), DDA</p> <p>ii. Social Infrastructure: The MPD-2021 has proposed deferential standards for Housing for Urban Poor. The suggestion for not providing the social infrastructure if the same is available in the near vicinity was not agreed. However, looking into the difficulties faced by the local bodies, MAG recommended following modifications in MPD-2021 for further processing:</p> <p>Para 4.2.2.2: (c); (ix) to be added.</p> <p><i>(ix) In case separate facility plots as per MPD norms are not feasible, the facilities may be clubbed & provided on the basis of ground realities and also by using the concept of Accommodation Reservation (AR).</i></p> <p style="text-align: right;">Action: Director (MP), DDA</p> <p>ii. Increase in FAR for Group Housing for EWS schemes:</p> <p>The proposal to increase FAR for Group Housing Schemes (for DUs upto 32 sq.m area) from 200 to 220 was proposed. The proposal will have impact on other</p>
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		<p>categories of group housing schemes and also on provision of 15% additional FAR for EWS housing etc. MPD-2021 has proposed maximum FAR of 400 on the residential component in case of In-Situ up-gradation. HUPW and Building Section (MCD) to re-examine the same for decision in the next meeting. Suggestion was also made to examine enhancing the FAR for group housing for all categories from 200 to 220.</p> <p>Action: Chief Architect, DDA/ Building Section (MCD)</p>
vi)	<p>Suggestion regarding amendments to the Building Norms as laid down in Master Plan for Delhi-2021 pertaining to provisions of Health Services in residential areas of Delhi</p> <p>Forwarded by Town Planning Department, MCD vide dy. No. TP/G/5016/12; DDA dy. No. 790 dt. 19.03.12</p>	<p>i. Higher FAR in Hospitals: It was informed that a committee has been constituted under the chairmanship of Secretary (UD), GoI for review of norms for Hospitals. Further follow-up actions can be taken based on the decisions by MoUD.</p> <p>ii. Parking requirements for Hospitals: MPD-2021 provides parking standards for Health Facilities and are ensured while approving building plans. MAG observed that in most of the Hospitals, basements are misused and not being used for parking as per sanctioned plans. <i>MPD-2021, Chapter 17: Development Control; Clause 8(5); (e) provides following: Parking area, if misused, is liable to be municipalized/ taken over by the Local Body/ Authority.</i></p> <p>It was decided that SDMC & New Delhi MC to study few functioning hospitals in Delhi, with respect to misuse of basements and present the status report before MAG for discussion.</p> <p>Action: Chief Architect, NDMC Chief Town Planner, SDMC</p>
vii)	<p>Suggestion regarding Sub Division of plots in approved colonies in Delhi forwarded by MCD, Delhi.</p> <p>Forwarded by Town Planning Department, MCD vide dy. No. TP/G/5013/12; DDA dy. No. 789 dt. 19.03.12</p>	<p>The suggestion of allowing sub division of plots in approved unauthorized colonies without sanction of building plans have been forwarded by MCD. MAG suggested MCD to further examine the issue in detail and present their specific recommendations before the next meeting.</p> <p>Action: Chief Town Planner , SDMC</p>

<p>Viii)</p>	<p>Suggestion received from Saraswati Garden Welfare Association (Regd.) (Forwarded by office of Chief Minister, Delhi, MoUD, Dr. Harsh Vardhan, MLA). (Through C.M.s office; DDA Dy. No. 3084 dt. 14.05.12; Through Dr. Harsh Vardhan, MLA, DDA Dy. No. 679 dt. 07.02.12)</p>	<p>i. , ii & iv. Policy for chajjas/ projections: The suggestions related to this was discusses in 2nd MAG meeting held on 30.01.2012. It was decided that suggestions related to chajjas are part of building bye laws and to be examined by the Local Body. The Group felt that the Chajjas are basically sunshades & should not exceed maximum limit of 1mt & the condition given in MPD-2021 be followed. Action: Chief Planner MCD/ Chief Architect, NDMC/ Director (Bldg.)</p> <p>iii. NOC from Fire Department: Not related to MPD-2021.</p> <p>v. Regularization process system is not related to MPD-2021.</p> <p>vi. FAR & number of storeys for buildings to be increased: The MPD-2021 provides for enhancement of FAR by 50% in case of redevelopment & along the MRTS corridor. The individuals can take advantage based on the preparation of scheme and possibility of provision of infrastructure by the Local Bodies for additional population. Action: Local Bodies</p> <p>vii. Reduction of setbacks and permitting staircase within the setbacks: The setbacks depending upon the plot size are required for light and ventilation, parking etc. MPD-2021 (Para 4.4.3- A, Notes: 2 & 4) provides for 100% ground coverage in respect of residential plots upto 175 sq.m for regularization of construction already existing as on 22.09.2006. No further modification in MPD-2021 is suggested. Action: Local Bodies</p> <p>viii. Sanction of regularization of individual floors is not related to MPD-2021. Action: Local Bodies</p>
<p>ix)</p>	<p>Suggestion received from DDA Markets Joint Action Committee (Forwarded by MoUD).</p>	<p>To increase the FAR, Ground Coverage in case of CSCs, LSC etc.: DDA officers informed about provisions in MPD-2021 regarding incentive FAR by additional 50% in case of redevelopment. MAG suggested that DDA Markets Joint Action Committee to take up preparation of redevelopment plan of one of their</p>

		<p>complex, as pilot projects and submit to Chief Architect, DDA. Further examination has to be done by Land Disposal & land Costing Wing for working out a realistic mechanism for implementation of redevelopment strategy in consultation with the stake holders. DDA in its meeting on 15.05.2012, while discussing amendments in case of commercial centres has asked for further consultations with the stake holders on the issue by Chief Architect, DDA.</p> <p>Action: DDA Markets Joint Action Committee , Chief Architect, DDA</p>
x)	<p>Suggestion received from Traders Welfare Association, Prashant Vihar, Delhi Forwarded by MoUD, DDA Dairy No. 3078 Dt. 14.05.2012</p>	Same as above.
xi)	<p>Suggestion received from Kalkaji Krishna Market Association, Kalkaji, New Delhi (Forwarded by MoUD, DDA Dy. No. 3075 Dt. 14.05.2012)</p>	Same as above.

The meeting ended with vote of thanks to the chair.



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

Copy to

- All members of the group
- Special Invitees
- Chief Town Planner, SDMC
- Chief Architect, NDMC