



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

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

Date: 27.08 .2012

**Sub: Minutes of the 5<sup>th</sup> Meeting of Management Action Group on “Common platform for Building Approvals” for Review of MPD-2021**

Fifth Meeting of Management Action Group (MAG) on “Common Platform for Building Approvals” was held on 27.07.2012 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.

**For Director (Plg.) MPR & TC**

**(Shikha Bhargava)**  
**A.D. (Plg) MPR**

**Copy to:**

- |  |          |
|--|----------|
| 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. Prof. S.C. Gupta, Ex. Addl. Commissioner, DDA
2. President, Council of Architecture, India
3. Sh. Ujan Ghosh, President, Institute of Urban Designers, India
4. President, Indian Institute of Architect
5. 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)

6<sup>th</sup> Floor: Vikas Minar

New Delhi:02; Ph: 23379731

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

Dt: 27.08.12

### **Subject: Minutes of the Fifth Meeting of the MAG on “Common Platform for Building Approval” held on 27.07.2012**

The Fifth meeting of the Management Action Group (MAG) on “Common Platform for Building Approval” on Mid Term Review of MPD-2021 was held on 27.07.2012 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

- Engineer Member, DDA
- Addl. Commissioner (Plg)MPPR, DDA
- Director (MPR), DDA
- Co- opted expert members
- Prof. S.C. Gupta, Ex. Addl. Commissioner, DDA
- President IIA
- Shri. Sudhir Vohra, Architect
- Special Invitee
- Addl. Commissioner (Plg) TB & C
- Dy. Director (Bldg), Residential
- Chairman
- Member

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

#### **1. Confirmation of the minutes of the 4<sup>th</sup> meeting of “Common Platform for Building Approval” held on 05.07.2012**

The minutes of the meeting held on 05.07.2012 were circulated on 25.07.2012. As the time available to the members to react was not sufficient, members desired that minutes be confirmed after receiving their comments. It was agreed and the members were requested to send their comments, if any within a weeks’ time.

#### **2. Review of Action Taken Note on the minutes of the third Meeting of MAG held on 19.03.2012.**

(2) On Item listed at ‘i’- Study /Examination of Stilts, Parking and Setbacks in Basement, ‘vii’- Suggestions by Mahila Nagrik Adhar Samiti regarding Mixed land use, ‘viii’ – Suggestions by Paharganj Shopkeeper Welfare Association regarding Mixed Land Use & ix – Suggestions by Confederation of All India Traders regarding Special Area Regulations, action was to be taken by Chief Town Planner, SDMC. However no Action Report has been received on the above items also there was no representative of MCD present in the meeting held on 27.07.2012. Chief Town Planner, SDMC will be requested to send action taken Report on the above items.

(3) On item no. vi – Suggestions of Federation of Hotel and Restaurants Association for increase in FAR, Director (Plg.) MP and Director (Bldg.), DDA was to take the action. They informed that report on this item will be submitted within a weeks' time.

There were nine specific issues/suggestions received in MPR Unit of DDA, all these nine issues/suggestions were to be examined by the various departments like building Department MCD and DDA, Chief Town Planner MCD/DDA, Director MP, DDA, Chief Architect NDMC and DDA market Join Action Committee, however no Action Report on any of the item was received therefore, after receiving the Action Report the same will be placed before the Group.

3. Specific issues & suggestions mentioned in the Agenda were taken up for discussion during the meeting:

S. No. (as per agenda )	Issues raised/ Suggestion made	Observation/Recommendation of the Group
1	<p>(DDA Dy. No. 810, 812, 813, ,814, 816, 817, 818, 820,821, 822, 823, 824, 825, 826, 827, 836, 839, 841, 842, 843, 862)</p> <p>iii. MLU Policy- Shops in DDA Flats and Commercial Streets</p> <p>a. Regarding Clause No. 15.4 of MPD-2021 .No clarity on number of shops allowed on Ground floor of DDA flats along Mixed Use and Commercial Street areas. In case of more than one shop, which one would have to be shut down needs clarification?</p> <p>b. Commercial activities to be allowed in all floors of DDA flats in commercial roads.</p>	<p>The issue/suggestion raised was discussed and observed that Only One Retail shop of maximum size of 20 sqm is allowed on the Ground floor flat, in DDA Group housing scheme located on Mixed Land/Commercial street/stretch and rest of the built space can be used only for professional activity. Therefore in Para 15.4 – In group housing, the following sentence to be added before the words “No amalgamation”.</p> <p><b>Only one retail shop of maximum size of 20sqm is permitted and rest of the area can be used for professional activity.</b></p> <p><b>Action – Dir (Plg.) MPR</b></p> <p>b. DDA Flats on the street declared as Commercial are part &amp; parcel of comprehensive Group Housing Scheme and therefore flats on upper floors, fronting on Commercial street located to be declared as</p>

		Commercial is neither feasible nor advisable. The Group did not recommend commercializing the flats located on the upper floors.
3a	<p><b>(DDA Dy. No. 3990, 1704, 1726, 1871, 1957, 3526, 1909, 3789)</b>  M.D.Kapoor, Secretary General,  The Federation of Hotel &amp; Restaurant of India, B-82, 8th floor , Himalaya house, 23 Kasturba Gandhi Marg, New Delhi - 110001</p> <p><b>v. Suggestions received from Federation of Hotel and Restaurant Association of India</b></p> <p>a. Hotels may also be included in the activities permitted in an International Convention Centre, a use premise which falls under the 'Socio-Cultural and Community Facilities" in Table 13.27 of the MPD-2021.</p> <p>b. The Development Controls for Convention and Exhibition Centers and Convention Hotels may also be revised:  a) Ground Coverage- 30% to 40%  b) FAR from 120 to 300  c) Parking Standards - 2 ECS to 1.67 ECS per 100 sqm of floor area.  d) Other Control:  A) Additional 10% Ground Coverage for atrium of which 25% shall be counted towards FAR.  B) 20% of the FAR may be used for commercial purposes, as permitted in hotels.</p>	<p>a. In the convention centre, the proposal to allow hotel as part of Convention Centre may be examined whether part of the permissible FAR in the Convention Centre could be used to provide the accommodation for delegates attending the Convention.  <b>Action – Chief Architect, NDMC</b></p> <p>b) &amp; c) Increase in the GC &amp; FAR, Parking as proposed for Convention Centre/ Exhibition centre to be located in the Social, Culture, Community facility categories of Public and Semi- public land use was not agreed.</p> <p>d) It is observed Atriums are permitted in Hotels located in Commercial Areas therefore, provision of Atrium in case of convention centers may be added. Following modification are suggested – Footnote no v) to be added in Table no. 13.17  <b>v) In case of International Convention Centre, 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.'</b>  <b>Action – Dir (Plg.) MPR</b></p>

	<p>c. FAR for hotels in Delhi may be enhanced to 300 as also recommended by the Ministry of Tourism Government of India to meet the increasing requirement of hotel zones in Delhi.</p> <p>d. Decisions of DDA of 31 august 1998 regarding allowing Laundry, Cold room for storing Food articles, Linen store , Gas tank, Garbage room, provisions/ housekeeping store and cold storage in the basement without counting in the FAR may be implemented .</p> <p>e. The charge for grant of additional FAR may be recovered at 25% of the rate arrived at on the basis of the Circle Rates published by the Government of NCT of Delhi for that particular plot and not at 50% of the ZAAR.</p>	<p>c. Issue of increase in FAR for Hotels is being examined separately, to be put up to MAG. <b>Action – Dir (MP), DDA Chief Architect, DDA</b></p> <p>d. In principle the suggestion was agreed. The specific amendment to be examined with reference to the order dated 31<sup>st</sup> August 1998 <b>Action: Dir. (MP) , DDA</b></p> <p>e. This issue is not part of Delhi Master Plan 2021.</p>
<b>3b</b>	<p><b>(DDA Dy. No. 2187, 2188, 2193, 2245, 2392, 2673, 2674, 2678, 2683, 3583)</b> Rajiv Khanna &amp; Associates (P) Ltd.,</p> <p>Increase of FSI in respect of Motels which will provide more rooms for tourist.</p>	<p>MAG did not agree to increase the FSI of Motels outside the Facility Corridor.</p>
<b>4</b>	<p><b>(DDA Dy. No. 1087)</b> Sunil Kumar Under Secretary to Govt. of India vi) Request for 100% coverage and 400 FAR for plot size between 175 sqm. to 250 sqm in unauthorized regularized colonies.</p>	<p>The Group did not agree to further increase the FAR in unauthorized regularized colonies because it will deprive the household (s) of light, ventilation and hygiene.</p>
<b>5</b>	<p><b>( DDA Dy. No. 1878, 3157, 2012, 4024, 4029, 4032, 1962)</b> Mamta Malhotra, A-75/1, Naraina Vihar, New Delhi. i) Review of Height, FAR and Coverage for double storey DDA Flats on 150 sq. yard plots is required.</p>	<p>i) It was agreed, that the issue be examined by CTP, SDMC as a part of Local Area Plan. <b>Action: Chief Town Planner, SDMC</b></p>

	<p>ii) First floor owners in double storey DDA Flats should also be allowed extra coverage on second floor/ barsati floor</p>	<p>ii) This is a matter pertaining to additional construction on DDA Double Storey flats and it was agreed to allow additional construction to first floor owner's equivalent to ground floor/above equivalent to the construction allowed to Ground floor owner.</p>
	<p><b>( DDA Dy. No. 2569, 2606)</b> Vimal Mehra, Chander Mohan Gupta</p> <p>Regularize construction of double storied flats with a height of 15 meters as per provision of MPD-2021.</p> <p>The Residents of Vikram Vihar in respect of 'A' Type Tenements, Lajpat Nagar-IV, Vikram Vihar, New Delhi represented for the double storey flats in context to 'Residential Plotted Housing' as a <i>Pre 1962 Plotted Double Storey Flats</i>.</p>	<p>It was observed that double storied buildings being the part of group housing scheme. For increase in FAR, MPD 2021 recommended that the redevelopment scheme is to be prepared by the owners wherein they can achieve buildings up to 15mts in height with the higher stipulated FAR. The owners cannot be allowed to raise their Building up to 15mtrs. In height as these is not part of the Rehabilitation Colonies. The RWA agreed to prepare a scheme as per provision of Para 4.2.2.1- A and submit the proposal to be examined by HUPW.</p> <p><b>Action – Chief Architect, DDA</b></p> <p>It was informed that a task force for Rehabilitation Colonies in Delhi was constituted by Hon'ble LG vide GNCTD Order dated 19.04.2002 under the chairmanship of VC, DDA, wherein Land &amp; Development Officer from L &amp;DO was one of the member of the said Task Force and CTP, MCD the member &amp; convener. CTP, SDMC being the member and convener of the Task Force will examine further.</p> <p><b>Action – Chief Town Planner, SDMC</b></p>
6	<p><b>(DDA Dy. No. 1954)</b> <b>Chariman Sh. Venkateshwar International School, sector 18 Dwarka.</b></p> <p>Additional FAR charges on institutional areas as notified by notification 23.12.2008 need to be reviewed and reduced on the lines of industrial plots done by DDA in the past.</p>	<p>This matter does not pertain to MPD-2021.</p>

<p><b>7</b></p>	<p><b>(DDA Dy. No. 2158, 2159, 2219, 2220, 2695, 2696, 2697, 3077, 3082, 2446, 2441, 2702, 2703, 2704, 2705)</b>  Vipin Jain,  M2K Infrastructure Pvt. Ltd., E-34, 2nd Floor , Connaught Circus , New Delhi 110001  Vikash Bhagchandka,  B540, 2nd Floor, New Friends Colony, New Delhi 110025,</p> <p>i) Additional FAR of 400 for the area falling in Influence Zone of MRTS and Transport corridor be implemented and the concerned agencies need to be directed to accept and approve the plans accordingly.</p>	<p>i) The regulations for Redevelopment along MRTS corridor, based on the policy given in MPD-2021 are in the process of approval. These will be notified as soon as approved by the Ministry of MoUD.  <b>Action – Dir (Plg.) MP</b></p> <p>ii) The other issues related to height of stilt floor, total bldg height, increases in FAR and Ground Coverage were discussed but not agreed upon. Hence, no action is suggested by the MAG.</p>
<p><b>8</b></p>	<p><b>(DDA Dy. No. 2253, 2254, 3979, 3300, 3313, 3815, 2450)</b>  Umesh Gupta , Kapil Gupta, Som Sharma, Ashish Verma, Sanjeev Batra</p> <p>i) For clubs in an area of 5000-10000 sq. meter the development control should be as follows- FAR-120; Ground coverage-35%; Height- 36m;</p> <p>ii) Swimming pool and sports facilities in basement may be permitted and should not be counted for FAR</p> <p>iii) Residential components should be allowed in the club</p>	<p>i) The representative of the Club was asked to submit the details of the existing clubs where FAR, coverage and height of the existing clubs in relation to the area of the plot size and area/ approach road.  <b>Action – Dir (Plg.) MPR</b></p> <p>ii) MAG did not agree on the suggestion of allowing Swimming pool and sports facilities in basement.</p> <p>iii) MAG did not agree on the suggestion of allowing Residential Component in Clubs.</p>

<p>9</p>	<p><b>(DDA Dy. No. 2252, 2633)</b> Rajiv Chhabra, Kingsway Camp Shopkeepers Welfare Association,</p> <p>Pre 1962 rehabilitation colony should be converted from leasehold to freehold at nominal charge; 100% ground coverage. Commercial/other activity to be allowed in basement;</p>	<p>The Association was asked to submit the scheme with relevant supporting documents for further necessary action.</p> <p><b>Action – Dir (Plg.) MPR</b></p>
<p>10</p>	<p><b>(DDA Dy. No. 2647, 2616)</b> 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 6<sup>th</sup> Advisory Group meeting held on 27.04.2012 under the Chairmanship of Hon'ble L.G., Delhi wherein Chairman DUAC Mr. 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 - <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 restricted areas earmarked for lower FAR, therefore, higher FAR could not be given on such bigger 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 can permit Group Housing on residential plots, based on the availability of infrastructure.</i></p> <p><b>Action – Chief Town Planner, SDMC Chief Architect, NDMC, Dir (Plg.) MPR</b></p>
<p>11</p>	<p><b>(DDA Dy. No. 1942, 1943, 2401, 2402, 3606, 1782, 2181, 2074, 2075, 4031)</b> Vipul Mehra, Secretary, Primary School Forum</p> <p>Allowing Pre-primary School on 9m ROW in rehabilitation pre- 1962 colonies and for allowing them on any floor including basement.</p>	<p>MAG did not agree on the suggestion of allowing Pre-primary School on 9m ROW in rehabilitation pre-1962 colonies and for allowing them on any floor including basement due to lack of infrastructure and open areas. Thus can only be allowed on ground</p>

		floors.
12	<p><b>(DDA Dy. No. 1974, 2040, 2047, 1832, 1876, 1791, 1799, 3101, 4037, 2011, 3927)</b>  Arush Kumar,  Wz- 96, Meenakshi Garden, Delhi - 110088</p> <p>Coal and firewood required for special occasions and regular activities as per local culture are not allowed as part of retail shops under mixed land use.</p>	MAG did not agree on the suggestion as it may become security threat to the area.

The meeting ended with vote of thanks to the chair.

For Director (Plg.) MPR & TC

(Shikha Bhargava)  
A.D. (Plg) MPR

Copy to

- All members of the group
- Special Invitees
- Concerned officers for necessary action as mentioned in the minutes