



DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6TH Floor: Vikas Minar
New Delhi: 23379731

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

Dt: 20.11.2012

Subject: Minutes of the 7th meeting of Management Action Group on “Common Platform for Building Approvals” held on 18th October, 2012

The seventh meeting of the Management Action Group on “Common Platform for Building Approvals” on mid-term review of MPD-2021 was held on 18th October, 2012 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

Members

- Engineer Member, DDA - Chairman
- Commissioner (Plg.) I, DDA
- Commissioner (Plg.) II, DDA
- Addl. Commissioner (Plg.) MPR, DDA

Co- opted expert members

- Sh. Vijay Garg, President, Indian Institute of Architect
- Sh. Sudhir Vohra, Architect

Special Invitee

- Addl. Commissioner (Plg.) Area Planning, DDA
- Director (MP), DDA

Others

- Sh. Ashok Godeshwar, Addl. Chief Architect-II, DDA
- Director (Plg.) MPR & TC, DDA
- Ms. Anshu Gupta, Dy. Architect, NDMC
- Sh. Ashok Singh, Astd. Architect, NDMC
- Sh. Manoj Kumar, Astd. Architect (TP), SDMC
- Sh. Aqil Ahmed, Astd. Engineer, Bldg (HQ), SDMC

Chairman welcomed Members and Special Invitees for the seventh meeting of MAG on “**Common Platform for Building Approvals**”. Thereafter, Director (Plg.) MPR briefly outlined the issues to be discussed in this meeting.

1. Conformation of the minutes of the 6th meeting on MAG on “Common Platform for Building Approvals” held on 18.10.2012

The minutes of the meeting were forwarded by mail to the members on 17.10.2012. The members were requested to provide the suggestions, if any, by 22.10.2012 to the Director (Plg.), MPR&TC, by e-mail as these are to be placed before the next Advisory Group Meeting under the Chairmanship of Hon’ble LG. In response, one suggestion from Sh. Sudhir Vohra, co-opted expert member has been received w.r.t. item no. 1 (Page no.3).

The existing suggestion is

“In case of stilt parking, the maximum height shall be 17.5m. including stilt floor of 2.4m”.

The proposed suggestion is

“In case of stilt parking, the maximum height shall be 17.5m.”

The members of the MAG enquired about the actions to be taken on the **issues related to MCD/ pending with MCD** as discussed in the last meeting. The Addl. Commissioner (MPR) and Director

(MPR) informed that, they have individually discussed with Chief Town Planner, SDMC about the meeting and need of presence of senior officer in the meeting to take final view on the issues being discussed since November 2011.

The two officers representing SDMC were unable to provide status report as discussed in the last meeting.

Subsequently, it was decided that a letter be sent to Director (Local Bodies), GNCTD to coordinate with all the three Municipal Corporations for the pending actions as per the minutes of the MAG. Copies of the letter may be forwarded to the Pr. Secretary. to Hon'ble LG , Vice Chairman, DDA and Pr. Secretary. (UD), GNCTD. The issue may also be brought to the knowledge of Advisory Group in the next Meeting.

**Action: Director (Local Bodies), GNCTD.
Chief Town Planner, SDMC.
Director (MPR), DDA.**

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

S. No	Diary No., Name and Address	Issues / Suggestions	Observation/Recommendation of the Group
iii) Request for allowing Group Housing in Existing Industrial Areas/ Plots in Delhi with maximum of 20% area for commercial activities.			
1.	Suggestion received from: a) PHD Chamber of Commerce and Industry; ASSOCHAM b) Vinod Bansal, Joint Secretary, Confederation of All India Micro & Small Scale Industries	i. Individual Industrial plots, which meet the norms and provisions of Group Housing under MPD-2021 and are on 24 m ROW, should be given an option to develop Group Housing with applicable FAR on the entire plot with upto maximum of 20% area to be used for commercial use. ii. The incentive of 1.5 times FAR which is permitted under notification S.E. no. 683(E) dated 1st April 2011 should continue to be extended under this scheme.	The suggestion was discussed in the MAG and it was observed that- <ul style="list-style-type: none"> • In case of permitting residential activities in individual industrial plots along with 20% commercial, the facilities required for the resident population at neighbourhood level needs to be provided either within the industrial scheme or in adjoining areas. Only in case of large plots, some facilities could be accommodated within the plot. • The individual plots will not put any additional burden on the physical infrastructure and is to be suitably provided within the plot. • The Development Control Norms will be as applicable for industrial plots as permitted in case of commercial activities in industrial areas. • This requires modification in MPD-2021. The above aspects need to be examined while preparing Local Area Plans, which also includes public consultations by the concerned Local Bodies. <p style="text-align: right;">Action: Commissioner SDMC, NDMC & EDMC</p>
(iv) Discussion of suggestions received towards Review of MPD-2021			
a) Amalgamation of residential plots in Rohini belonging to same owner			
2.	Jai Bhagwan Agarwal, MLA	i. Amalgamation of residential plots in	The suggestion was discussed in the MAG and it was observed that-

	Flat No. 89, pocket A-3, Sector-7, Rohini	Rohini belonging to same owner.	<ul style="list-style-type: none"> • The request is mainly from the allottees of the small plots in Rohini residential schemes, which needs bigger accommodation due to increase in family size. • Hon'ble MLA informed that in large number of cases, the allottees have purchased two adjoining plots (freehold) but the local bodies are not sanctioning building plans for amalgamated plots. <p>In view of above, MAG recommended the following modification in MPD-2021. In Para 4.4.3 A. Residential Plot-Plotted Housing, Terms and Conditions: new para (xx) may be added: (xx) Amalgamation of the two plots maximum upto 100 sq.m each will be permitted with following conditions:</p> <ul style="list-style-type: none"> • Local Body will simultaneously modify the Layout Plan. • The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. • The maximum FAR permissible will not be less than the permissible in case of two individual plots. <p>The other issues related to the ownership documents, NOC etc. to be examined as a policy by the Land Disposal Wing of DDA for simultaneous adoption by other agencies like L&DO, DUSIB etc.</p> <p style="text-align: right;">Action: Director (MPR), DDA Commissioner (LD), DDA</p>
b) Suggestion forwarded by Directorate of Health Services, Swasthya Sewa Nideshalaya Bhawan			
3.	Dr. Sunil Bhatnagar CMO (Plg) Govt. of N.C.T. Delhi, Directorate of Health Services, Swasthya sewa Nideshalaya Bhawan	<p>i. Establishing a primary urban health centre (PUHC) in Delhi for a defined population on model of PHC. The terminology PUHC may be included in the nomenclature under other health facilities and in table of definitions and permissible use in sub use zones.</p> <p>ii. Provision of suitable plot of land for</p>	<p>i. MAG observed that for inclusion of terminology PUHC in the nomenclature under other health facilities and increase of FAR, details of all the floor area requirement by uses, standards, etc. to be provided to MPR Unit, DDA, this may be sent for study, giving references to National Health policy, decisions of Ministry of Health in this regard.</p> <p style="text-align: right;">Action : CMO(Plg), GNCTD, Directorate of Health Services</p> <p>ii. The suggestion is regarding allotment of land and not related to Master Plan</p>

		<p>constructing the office of the directorate of health service.</p> <p>iii. Relaxation of ECS norms for dispensaries.</p> <p>iv. FAR to be increased to 200 for dispensaries /PUHC in Green belt.</p>	<p>Review.</p> <p>iii. The suggestion regarding relaxation in ECS norms for dispensaries /PUHC was not agreed by the MAG, as no statistical data supporting their request was put up.</p> <p>iv. The suggestion regarding change of landuse for hospitals in the Green belt, village abadi, was discussed and the MAG was informed that hospitals upto 100 beds are permitted in residential landuse as per MPD-2021. Further in case of villages falling in Green belt, the landuse is residential and thus hospitals upto 100 bed are permitted within the Gram Sabha land/ village adadi (Lal Dora/ Phirni).</p> <p>Action : CMO(Plg), GNCTD, Directorate of Health Services</p>
c) Regularization of unauthorised construction in DDA Flats			
4.	<p>3396, 3397, 3399, 3404, 2534, 2535, 2536, 2539, 2540, 3260, 3482</p> <p>Rajesh Kumar, Ashok Dua, Om Dutt Gupta, Jag Mohan</p>	<p>i. Regularization of existing G+3 constructions if structurally safe and if there is no encroachment.</p> <p>ii. Redevelopment of old DDA flats according to plotted construction with stilt parking provided agreement can be reached between different owners on the same piece of land.</p> <p>iii. Imposition of one time conversion charges from flatted to plotted constructions.</p> <p>iv. All plotted double storey flats to be treated as residential plots.</p>	<p>The suggestion is not related to Master Plan Review. However, MAG informed that the list of addition/ alteration permitted in DDA is prepared by Housing Wing and is available in DDA website.</p> <p>Therefore no amendments are recommended in MPD-2021.</p> <p style="text-align: right;">Action: Director (Plg.) MPR & TC, DDA</p>
d) Provision of residence within the industrial area on 25 m and 13.5 m wide road.			
5.	<p>L-168</p> <p>K.K. Anand</p>	<p>i. Permit commercial activities on 13.5m road in place of permitting only on 24m wide roads in the Patparganj industrial</p>	<p>The MAG was informed by the applicant that minimum right of way of the road is 13.5m and commercial activities may be permitted on all plots.</p>

		Area. ii. Provision of residential within industrial area with additional FAR on road width of 24m and 13.5 m.	The Group did not agree with the suggestion in view of shortage of parking, likely congestion, physical and social infrastructure and environmental problems.
e) Suggestion for increase in FAR of DDA Sheds, Okhla Industrial Area Phase-I & II.			
6.	L-169 Mr Umesh Anand Association of Entrepreneurs of DDA Sheds Okhla Phase I & II (Regd.)	Suggestion for increase in FAR of DDA Sheds, Okhla Indl. Area Phase-I & II, New Delhi. Increase FAR to 400	MAG observed that the suggestions are related to the Layout Plans and allotment conditions. The association was requested to furnish all the details to the concern unit of Area Planning Wing of DDA. Action: Director (Plg.) Zone F&H
f) Suggestion for Modification of FAR rules under MPD 2021 from Jawaharlal CGHS Ltd. Sector-5, Plot-9 Dwarka.			
7.	3409 Mr. V.K. Jairath Jawaharlal CGHS Ltd. Sector-5, Plot-9 Dwarka	i. Provision of additional FAR for constructing additional space in already constructed flats in existing societies where neither extra flats /dwelling units are being constructed nor extra parking is required. ii. Provision of public conveniences in shopping areas. iii. Augmentation of water supply infrastructure on a war footing.	This issue is not related to the Review of MPD-2021. This will be dealt as per the Policy being followed by Building Section of DDA Action : Director (Bldg.), DDA

The meeting ended with thanks to the Chair.



(I.P. Parate)

Director (Plg.) MPR & TC, DDA

Copy to:

- All members
- Co-opted Members
- Special Invitees
- Concerned officers for necessary action as mentioned in the minutes.