



Delhi Development Authority
(Master Plan Review Section)
6TH Floor: Vikas Minar
New Delhi: 110002; Ph. No.-23379731

F-1(5)2011/DIR(Plg.)MPR & TC/

Date: 19.06.2013

Sub: Minutes of the Eleventh Meeting of Management Action Group on “Enforcement & Plan Monitoring” for Review of MPD-2021

Eleventh Meeting of Management Action Group (MAG) on “Enforcement & Plan Monitoring” was held on 28.05.2013 under the Chairmanship of Vice Chairman, DDA, at Conference Hall, 1st 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:

- | | |
|--|----------|
| 1. Vice Chairman, DDA | Chairman |
| 2. Engineer Member, DDA | Member |
| 3. Pr. Secretary (Urban Development), GNCTD, Delhi | Member |
| 4. Chairperson (NDMC) | Member |
| 5. Commissioner (Plg), DDA | Member |
| 6. Commissioner (LM), DDA | Member |
| 7. Commissioner (LD), DDA | Member |
| 8. Director (DD), MoUD | Member |

CO-OPTED EXPERT MEMBERS

1. Sh. J.C. Gambhir, Ex. Commissioner (Plg.), DDA
2. Prof. S.C.Gupta, Ex. Addl. Commissioner, DDA
3. Sh. V.K. Bagga, Ex. CTP, MCD
4. Addl. Commissioner (Plg.)MPR & AP

SPECIAL INVITEES

1. Chief Architect, DDA
2. Chief Town Planner, SDMC
3. Addl. Commissioner (Plg) MP & UEP
4. Director (Plg.) MP DDA
5. Director (Plg) Zone PI & PII
6. Director (Plg) Zone KI & KII
7. Director (Plg) Zone E & O
8. Chief Architect, CPWD for item No. (iii) c) Samadhi Complex.



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
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No.F.1(5)/2011/Dir.(Plg.)MPR &TC/

Dt: 19.06.2013

Subject: Minutes of the 11th Meeting of the MAG on "Enforcement & Plan Monitoring" held on 28.05.2013

The 11th meeting of the Management Action Group (MAG) on "Enforcement & Plan Monitoring" on Mid Term Review of MPD-2021 was held on 28.05.2013 under the Chairmanship of the Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following were present:

Members

- | | |
|---------------------------|--------|
| - Engineer Member, DDA | Member |
| - Commissioner (Plg), DDA | Member |
| - Commissioner (LM), DDA | Member |

Co-opted Expert Members

- Prof. S.C.Gupta, Ex. Addl. Comm., DDA
- Sh. V.K. Bagga, Ex. CTP, MCD
- Addl. Commissioner (Plg.) MPR & AP, DDA

Special Invitees

- Additional Chief Architect-II, HUPW
- Director (Plg) Zone PI & PII
- Director (Plg) Zone KI & KII
- Director (Plg) Zone E & O
- Chief Architect, CPWD
- Addl. Commissioner (Plg.)UE & MP

Others

- Principal Commissioner (LD), DDA
- Chief Legal Advisor, DDA
- Director (Plg.) MPR & TC, DDA
- Director (Plg) V.C. Office, DDA
- Dy. Director (Plg.) Zone 'E&O', DDA
- Dy. Architect, NDMC
- Assistant Director (Plg.)Zone 'E&O', DDA
- Assistant Director (Plg.)Zone 'P-I & P-II', DDA
- Assistant Director (Plg.)Zone 'L, K-I & K-II', DDA
- Asst. Architect, NDMC

The Vice Chairman, DDA, welcomed the Members and Special Invitees. Thereafter with a brief introduction, Director (Plg.) MPR&TC, DDA explained the issues relating to **Enforcement & Plan Monitoring**, received for Review of MPD - 2021.

(i) Confirmation of the minutes of the 10th meeting of "Enforcement & Plan Monitoring" held on 30.04.2013

Expert Member Sh. S.C. Gupta explained the background regarding the closure of Extensive Industries (H-Category) as per the orders of Hon'ble Supreme Court. After discussion MAG decided the following:

- a) The list of such industries along with landuse as per Master Plan to be prepared with location, particularly in the Special Area.

Action: Director (Plg.), Zone F&H

- b) Legal interpretation of the decision of the Hon'ble Supreme Court, regarding closure of Extensive Industries (H-Categories) in the context of request for changing the landuse based on ground realities by the owners.

**Action: CLA, DDA
Director (Plg.), Zone F&H**

(ii) Review of Action Taken Notes of the Tenth Meeting of MAG held on 30.04.2013

Action Taken Report was discussed and noted by the Group.

(iii) Discussion of suggestions received towards Review of MPD-2021

S. No.	MPR-DDA Diary No.	Issue / Suggestion(s)	Observation(s) of the MAG
	(a) Presentation by Federation of Hotel & Restaurant Associations of India and PHD Chamber of Commerce and Industry		
1	Federation of Hotel & Restaurant Associations of India	<p>FAR of hotels be enhanced from the existing 225 to 500. The representative explained background and need for enhancement of FAR from 225 to 500 to meet the demand. They presented the report of working group on Tourism to share the projected increase of International tourists in the 12th Five Year Plan i.e. 2012-2017. They also submitted that permitting more built-up space will not affect the infrastructure as Hotels will have to comply with the mandatory requirement of water recycling, rain water harvesting, zero discharge etc. As regard the traffic it was informed that the same is evenly spread throughout the day and do not generate any peak hour traffic.</p>	<p>After the detailed discussion and looking into the FAR in other Metropolitan cities and requirement of additional guest rooms MAG agreed to increase the FAR to 400.</p> <p style="text-align: right;">Action: Director (Plg) MPR</p>
		<p>Parking standards for hotels shall be changed from 3.0 ECS to 1.25 ECS per 100 sq.m. of floor area; or, shall be restored to 1.67 ECS as prescribed in MPD-2001. The representative of FHRAI gave presentation on comparative study of parking requirements on the basis of different activities conducted in Hotels i.e. guest rooms, banquets, common area etc. and the parking permitted in the Hotels near I.G.I. airport as 1.25 ECS per 100 sq m. The representative of FHRAI</p>	<p>MAG observed that the guests in Hotels come for short duration stay and mostly use hired vehicles. Further the space standard per guests is less than per office worker/customer for commercial centres and thus are not comparable.</p> <p>After discussion MAG recommended that the parking for Hotels may be reduced from 3ECS to 2 ECS per 100 sqm.</p> <p style="text-align: right;">Action: Director (Plg) MPR</p>

		<p>gave presentation on comparative study of parking requirements on the basis of different activities conducted in Hotels i.e. guest rooms, banquets, common area etc. and the parking permitted in the Hotels near I.G.I. airport as 1.25 ECS per 100 sq m.</p>													
		<p>In MPD-2021, Table 5.5 'Definitions and Activities permitted in Use Premises', 'Service Apartments' and 'Hotels' have been listed as separate 'use premises'. The representative explained that Service Apartments are usually considered as an integral part of 'Hotels'. For instance, LeelaKempinski Hotel in Gurgaon has 322 guestrooms and 90 service apartments; and the same is recognised as a hotel with a total of 412 rooms.</p>	<p>MAG observed that as per MPD-2021, Service Apartments are permitted in commercial use and hence MAG recommended that Service Apartments may be allowed as permitted activity as a part of Hotel Premise.</p> <p style="text-align: right;">Action: Director (Plg) MPR</p>												
		<p>Inclusion of residential units as a permitted use within 30% of the total FAR allowed for commercial purposes and retail shops under Table 5.4 of MPD-2021.</p>	<p>This was discussed earlier and MAG agreed for inclusion of residential units within 20% ceiling. However, the disposal method -sale/rental is outside the scope of Master Plan and relates to allotment conditions. The representatives of FHRAI and PHD Chamber of Commerce requested to review this and increase it to minimum 30%. After detailed discussion MAG agreed to increase the limit to 30%. Existing: Table 5.4 Development Controls – Commercial Centres</p> <table border="1" data-bbox="759 1509 1497 2063"> <thead> <tr> <th>Use/Use Premises</th> <th>Maximum Coverage (%)</th> <th>FAR</th> <th>Height (mts)</th> <th>Parking Standard ECS/100 sqm of floor area</th> <th>Other Controls</th> </tr> </thead> <tbody> <tr> <td>c) Hotel</td> <td>40</td> <td>225#</td> <td>NR*</td> <td>3@</td> <td>ii) <i>Maximum 20% of FAR may be used for the Commercial Offices, Retail & Service Shops.</i></td> </tr> </tbody> </table> <p>FAR# - 3[The norms of 225 FAR and 40% ground coverage shall be applicable in respect of all hotels including hotel</p>	Use/Use Premises	Maximum Coverage (%)	FAR	Height (mts)	Parking Standard ECS/100 sqm of floor area	Other Controls	c) Hotel	40	225#	NR*	3@	ii) <i>Maximum 20% of FAR may be used for the Commercial Offices, Retail & Service Shops.</i>
Use/Use Premises	Maximum Coverage (%)	FAR	Height (mts)	Parking Standard ECS/100 sqm of floor area	Other Controls										
c) Hotel	40	225#	NR*	3@	ii) <i>Maximum 20% of FAR may be used for the Commercial Offices, Retail & Service Shops.</i>										

plots in (a) Commercial Centres (iv), (v) and (b) Metropolitan City Centre/Central Business District except those located in LBZ area, Civil Lines Bungalow Area and hotels existing on heritage structures. This shall apply to all categories of hotels mentioned at para 5.8. The FAR for Commercial Centres mentioned at Table 5.4(a) and (b) also shall stand enhanced automatically to that extent, for this purpose only if not available.]

¹[@ - In respect of hotels where the building plans stand sanctioned prior to 27.1.2006, parking standard of 3 ECS for 100 sqm of floor area shall be applicable only for the additional FAR which will be availed consequent upon amendment to MPD-2021. In respect of hotels where the building plans have been sanctioned on or after 27.1.2006, the parking standard of 3 ECS for 100 sqm of floor area shall be applicable to the entire plot.]

Proposed:

Table 5.4 Development Controls – Commercial Centres

Use/Use Premises	Maximum Coverage (%)	FAR	Height (mts)	Parking Standard ECS/100 sqm of floor area	Other Controls
c) Hotel	40	400#	NR*	2	ii) Maximum 30% of FAR may be used for Residential units , Commercial Offices, Retail & Service Shops.

i. FAR# - 3[The norms of **400 FAR** and 40% ground coverage shall be applicable in respect of all hotels including hotel plots in (a) Commercial Centres (iv), (v) and (b) Metropolitan City Centre/Central Business District except those located in LBZ area, Civil Lines Bungalow Area and hotels existing on heritage structures. This shall apply to all categories of hotels mentioned at para 5.8. The FAR for Commercial Centres mentioned at Table 5.4(a) and (b) **as well as Hotel cum commercial plots** shall also stand enhanced automatically to that extent, for this purpose only if not available.]

@-to be deleted

ii. In case of revision of building plans to avail additional FAR, comprehensive parking plan shall be prepared which includes existing parking provisions.

Existing:

Table 5.5: Definitions and Activities Permitted in Use Premises

Use Premise	Definition	Activities Permitted
Hotel	A premise used for lodging of 15 persons or more	Hotel, Banquet/ Conferencing facilities, restaurant, Swimming Pool, Health Club, Food Court, Discotheque. Commercial offices, retail & service shops to be restricted to 20% of floor area.

Proposed:

Table 5.5: Definitions and Activities Permitted in Use Premises

Use Premise	Definition	Activities Permitted
Hotel	A premise used for lodging of 15 persons or more	i) Hotel, Service Apartment , Banquet/ Conferencing facilities, restaurant, Swimming Pool, Health Club, Food Court, Discotheque. ii) Residential units , Commercial offices, retail & service shops to be restricted to 30% of floor area.

International Convention Centre

Representative of FHRAI presented a comparative study of development control norms for International Convention & Exhibition Centres in six metropolises across the world.

And further requested to include hotels in activities permitted in International Convention Centre under "Socio-Cultural & Community Facilities" (Table 13.27),

- FAR of International Convention and Exhibition Centres shall be increased

After detailed discussion MAG observed that-

- i. As per MPD-2021 International Convention Centre is a Public and Semi-Public facility where Hotels are not permitted. The need for permitting Hotels in order to reduce the movement between Conference venue and accommodation was agreed to in principle and recommended that, maximum upto 40% of the FAR may be permitted for Hotels and related activities.
- ii. MPD-2021, in Table 3.4, has proposed International Convention Centre at city level and is to be provided as per requirement. No specific area and population has been given. Thus the plot size may vary based on location, etc.
- iii. As suggested in MPD-2021, Land Policy is being reviewed. As per recent notification, in the Public Private Partnership model, the FAR has been increased to 250. Based on the above and discussions, MAG recommended the following :

from 120 to 300; and ground coverage from 30% to 70%.
 30% of the total built-up area shall be permitted to be used for retail plazas, food courts, restaurants, amusement facilities, multiplexes
 Increase FAR for Convention Centre from the existing 120 to minimum 500

Existing:

Table 13.17: Development Controls for Social-Cultural Facilities

S.no	Category	Maximum			Other Controls
		G.C.	FAR	Ht.	
6	International Convention Centre	30%	120	NR, subject to approval of AAI, Fire department and other statutory bodies.	Parking standard @ 2 ECS

Proposed:

Table 13.17: Development Controls for Social-Cultural Facilities

S.no	Category	Maximum			Other Controls
		G.C.	FAR	Ht.	
6	International Convention Centre (Upto 4 Ha)	60%	250	NR, subject to approval of AAI, Fire department and other statutory bodies.	<i>i.</i> Parking standard @ 2 ECS <i>ii. Hotels and related activities</i> to be restricted to 40% of floor area.

Note:

- i. In case of plots more than 4 Ha. the FAR shall be reduced by 10 points and Ground Coverage shall be reduced by 5 points for every increase of 10 Ha. The minimum limit for FAR shall be 120 and Ground Coverage 30%.*
- ii. Hotels and related activities to be restricted to maximum upto 40% of floor area.*

Existing:

Table 13.27. Socio-Cultural and Community Facilities

S. No	Use Premise	Definition	Activities Permitted
13.	International Convention Centre	A premise having all facilities for international / national conferences, meetings, symposium, etc.	International Convention Centre, watch and ward residence (up to 20 sq mt), residential flat (for maintenance staff), restaurant, bank, post and telegraph office, library, exhibition centre.

Proposed:

Table 13.27. Socio-Cultural and Community Facilities

13. International Convention Centre

S. No	Use Premise	Definition	Activities Permitted
13.	International Convention Centre	A premise having all facilities for international / national conferences, meetings, symposium, etc.	International Convention Centre, watch and ward residence (up to 20 sq mt), residential flat (for maintenance staff), restaurant, bank, post and telegraph office, library, exhibition centre.

			Centre	national conferences, meetings, symposium, etc.	mt), residential flat (for maintenance staff), restaurant, bank, post and telegraph office, library, exhibition centre. Hotels with permissibility of activities as per Table 13.17 and Table 5.5.
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2 b) Current Status of Planning in Delhi forwarded by Ar. Ranjit Sabhiki

2	Ranjit Sabhiki Architect	Zonal Plans and Local Area Plans are outline diagrams	MAG appreciated the thought which was explained by Ar. Ranjit Sabhiki. MAG agreed that planning is a dynamic exercise and MPD-2021 has provision for Review of the Plan every five years. Moreover, for micro level planning like inclusion of three dimensional Layout and Zonal plan this is already under consideration by DUAC. The suggestion regarding unplanned metro rail network is under consideration by introduction of TOD.
		DDA Master Plan has been one time affair in every 10- 20 years, which has led to enormous amount of physical change on ground.	
		Unplanned Metro rail Network.	
		Conservation of Heritage and Heritage Zones	
		Road Network: Lack of proper footpath, inadequate arterial roads, bicycle track, pedestrian paths. Discourage the concept of walled community and promote Delhi as garden city with continuous flow of landscape spaces.	

3 c) Suggestion regarding Integrated development of Samadhi Complex, New Delhi including construction of Rashtriya Smriti adjoining Ekta Sthal.

3	(iii)	DDA-MPR 487 Date: 13.05.13 Rajesh. K. Kaushal Chief Architect(NDR) CPWD, Nirman Bhawan, New Delhi	Integrated Development of Samadhi Complex, New Delhi including construction of Rashtriya Smriti adjoining Ekta Sthal: a) Land use of Integrated Samadhi Complex which is proposed as 'Recreational' District Park to be changed and the area may be designated as "National Memorial". b) Special landuse "National Memorial" will prevent activities like recreational club, restaurants which are included in District Park Land use. c) It shall include activities like Security, Public utilities, Residential Accommodation for VVIP security & visitors as these activities are not permitted in District Park. Technical Committee-DDA in its meeting held on 14/11/2011 recommended Samadhi Complex including additional safe room for VVIP (5 nos.). Including activities like security, public utilities, maintenance structures in special landuse would require amendments in MPD-2021.	MAG was informed that the issue has already discussed in the Technical Committee and some activities have been permitted looking into the sensitivity of the area and security concerns. Connectivity, integration etc may be provided as part of the Landscape Plan. MAG observed that the landuse of the area under reference is Recreational/ District Park. Chief Architect CPWD was requested to prepare the scheme based on T.C decision and submit the proposal to Addl. Comm. Landscape, DDA for examination/ observation. Further the same to be submitted for consideration in the Technical Committee. Action: Chief Architect, CPWD

4 d) Issues which does not require Master Plan modification and placed before MAG for information.

4	(a)	DDA-MPR Dy. No. - 524 Date:17/05/13	Seeks Permissions Pertaining commercial activity on ground floor on the Existing Roads:	After detailed discussions, MAG observed that the case of declaration of Mixed Land use pertains to local bodies. The matter
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	Vikram Chopra, DhauraKuan, New Delhi-110021	<p>a) Mixed land use must be allowed on peripheral roads.</p> <p>b) Allow MLU Facility at least to the shops already existing on peripheral roads.</p> <p>Previously the suggestion maker has asked for MLU Facility on (60'/80') wide roads but due to parking & congestion MAG in its 5th meeting did not recommend shops on unnotified roads and/ or on all 60'/ 80' wide roads.</p>	does not pertain to Review of MPD-2021. Moreover, similar issue regarding declaration of mixed use/ commercial streets has already been discussed in MAG 9 th meeting held on 08.03.2013. In the said meeting, MAG observed that as per the orders of Hon'ble Supreme Court, Commercial / Mixed Use streets were to be surveyed and declared by the Local Body within the period of three months of the notification of MPD-2021 which was made on 07-02-2007. No further cases may be examined under the ambit of this policy. Hence, MAG did not recommend any modification.
(b)	DDA-MPR Dy. No. - 114 Date:06/02/13 N Saigal HauzKhas, New Delhi-110016	<p>Non Sanction of plans in Samaipur Badli ZONE C of MPD 2021:</p> <p>a) The industrial plots in non-confirming areas can be redeveloped especially road side plots.</p> <p>b) Neither DDA nor the MCD is accepting buildings plans approval on such plots the notification in the MPD is of no use to the plot holders in these colonies.</p> <p>c) Registration of such plots is not being done by the local registrar office leading to a stalemate and encouraging illegal construction in the entire area.</p>	<p>MAG was informed that in MPD-2021 "Samaipur Badli" is indicated under sub-head "Industrial area redevelopment schemes".</p> <p>The redevelopment scheme is to be prepared as per the provisions of MPD-2021 by DSIIDC/GNCTD in consultation with the Society to be formed by the land owners.</p> <p style="text-align: right;">Action: DSIIDC, GNCTD</p>
(c)	DDA-MPR 1571 Date: 10.10.12 Sukh Sagar B-61, Sarai Rohila, Subhadra Colony, Delhi (forwarded by MoUD)	<p>Issue appropriate directions to the Land & Development Office & Local Bodies regarding terms and conditions laid under chapter 4.4.3 MPD 2021 (clauses (xiii), (xiv) and (xv)) which relates to following domains:</p> <ul style="list-style-type: none"> - Plot owners/allottees seeking extra coverage, additional floor shall be paying betterment levy. - Plot owners/allottees seeking regularization of construction in terms of the additional permitted coverage will have to pay penalty and compounding charges over and above the betterment levy. - Plot owners/allottees seeking regularization of additional height will have to pay penalty and special compounding charges over and above the betterment levy. 	MAG observed that the suggestions regarding paying of betterment levy, penalty etc are not related to Review of MPD-2021.
5	(v)Any other item		
(a)	DDA-MPR Dy. No.- 518 Date:17/05/13 Praveen Khandelwal Confederation of All India Traders	<p>Coaching Centres in Delhi:</p> <p>a) Replace the present clause 15.7.2 of MPD-2021 with "Coaching centres/tuition centres shall be allowed to operate on a minimum ROW of 9m unless lesser ROW is specified in all</p>	MAG was informed that similar suggestion was discussed in the 5th Meeting of MAG on "Enforcement & Plan Monitoring" held on 01.08.2012. In the said meeting, MAG observed that: <i>MPD – 2021, Para 15.7 provides policy</i>

		<p>colonies planned prior to 1962 including A and B category colonies.”</p> <p>b) The line “Structured courses leading directly to degree/diploma shall however not be permitted”, may kindly be deleted.</p> <p>c) Exempt conversion charges.</p>	<p><i>for permitting coaching centres in the residential plots. The minimum ROW of a street on which it is permitted is based on the category of colonies and varies from 9 – 18 mtrs. ROW. In view of traffic congestion, parking & load on essential services MAG did not recommend allowing coaching centres in all colonies on less than 9m roads.</i></p>
		<p>DDA flats (Clause 15.4 of MPD 2021):</p> <p>a) It was suggested that the word ‘entire’ may be clarified as ‘Part’ of “Whole” for commercial use. For absence of such clarity the MCD officials often harass the traders if the ground floor is not used entirely.</p> <p>It is suggested that single story DDA flat owners may be allowed to construct one more storey so that families can live in dignified manner.</p>	<p>MAG was informed that similar issue was discussed in Fifth Meeting of MAG on Common Platform for Building Approval held on 27/07/2012. The following was recommended:</p> <p>Existing In Para 15.4 In group housing Only professional activity and small shops in terms of para 15.6.3 shall be permissible. Retail shops specifically provided for in the lay out plan of Group Housing would be permissible. 1[However, the entire ground floor of DDA flats on mixed use / commercial use area / stretches / roads is allowed for mixed use/ commercial use. No amalgamation of two or more DDA flats shall be allowed.]</p> <p>Proposed In Para 15.4 In group housing Only professional activity and small shops in terms of para 15.6.3 shall be permissible. Retail shops specifically provided for in the lay out plan of Group Housing would be permissible. 1[However, the entire ground floor of DDA flats on mixed use / commercial use area / stretches / roads is allowed for mixed use/ commercial use. Only one retail shop of maximum size of 20sqm is permitted and rest of the area may be used for professional activity. No amalgamation of two or more DDA flats shall be allowed.]</p> <p>Action: Director, MPR, DDA</p>
		<p>Small Shops: (Sub Para 15.6.3 of MPD)Size of small shops may be increased from 20sqm to 50sqm as the small shops do not store much goods.</p>	<p>MAG was informed that similar issue was discussed in Third Meeting of MAG on Common Platform for Building Approval held on 19/03/2012. In the said meeting MAG did not recommend any modification.</p>
		<p>Pre-1962 Colonies: should include South Extn., Green Park, and Greater Kailash</p>	<p>Similar issue was discussed in the 6th MAG Meeting of Enforcement and Plan</p>

		<p>colonies also in the list of pre 1962 colonies in the MPD 2021 as they were also of pre-1962 period.</p> <p>- Similar issue was discussed by the sixth meeting of MAG on Enforcement & Plan Monitoring held on 06/09/2012. MAG recommended further examination by MCD.</p>	<p>Monitoring Group held on 06.09.2012, wherein MAG desired that all these cases be examined by MCD and report to be put up in the next meeting of MAG.</p> <p>Action: Chief Town Planner, SDMC</p>
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Due to paucity of time item **d), e) and f)** could not be discussed and will be discussed in the next meeting.

The meeting ended with a vote of thanks to the chair.



(I.P. Parate)

Director (Plg.) MPR & TC

Copy to

- All members of the group
- Special Invitees
- OSD to V.C., DDA
- P.S. to V.C., DDA
- Concerned officers for necessary action as mentioned in the minutes