



Delhi Development Authority
Office of the Addl. Commissioner(Plg.)MPR& AP
5th Floor; Vikas Minar, I.P. Estate, New Delhi-110002
Tel.No.23379881

No. F.1(01)2014 /Dir.(Plg)MPR/TC/D-13

Dt. 04.03.2014

Subject: Minutes of the 12th Meeting of the Advisory Group on Review of MPD-2021 held on 18.02.2014 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The 12th meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 18.02.2014 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. Please find enclosed herewith a copy of the minutes for further necessary action.


(S.P. Pathak)
Addl. Comm.(Plg) MPR& AP
Member Secretary

Copy to:

- | | |
|---|---------------|
| 1. Hon'ble Lt.Governor. Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture, New Delhi | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners, India | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman/Nominee, Delhi Urban Arts Commission (DUAC). | Member |
| 9. Director General, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |

Co-opted Members

1. Principal Secretary (Urban Development), Govt. of NCT of Delhi
2. Chairperson, NDMC
3. Member- Secretary, NCR Planning Board
4. Jt. Secretary (DL) MOUD, GOI.
5. Commissioner (Planning) DDA

Special Invitee

1. Engineer Member, DDA, Chairman of MAG on "Common Platform for Building Approvals"
2. Secretary (Environment), Chairman of MAG on "Environment Planning & Co-ordination".
3. Commissioner SDMC
4. Commissioner EDMC
5. Commissioner North DMC
6. Chief Architect, DDA
7. Sh. E.F.N. Reberio, Advisor (LAP), MCD

8. President IIA, Northern Chapter
9. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
10. Addl. Commissioner (Plg.) MP & UE & P & LP, DDA
11. Chief Town Planner, SDMC
12. Director UTTIPEC, DDA
13. Ms. Paromita Roy, Dy. Director (Arch. & UTTIPEC), DDA
14. Ms. Swati Ramanathan, Co-founder, JCCD.
15. Director (Plg.) MPR & TC, DDA
16. Director(Plg) Rohini, Member Secretary, Draft Policy for Allowing Pre-1962 Activities/Uses on Private Land with the request to present Item No. 3.



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No. F.1(101)2014/Dir. (Plg.) MPR&TC/

Date: 04.03.2014

Subject: Minutes of the 12th Meeting of the Advisory Group held on 18th February 2014 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The 12th Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 18-02-2014 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Twelfth Meeting of the Advisory Group and asked Commissioner (Plg.), DDA to present the items as per agenda.

1. Minutes of the 11th (Eleventh) meeting of Advisory group held on 23/08/2013 already circulated and action taken

Since no comments were received, the minutes of the Eleventh Meeting of Advisory Group held on 23/08/2013 were confirmed.

2. Action Taken Note on minutes of the 11th (Eleventh) meeting of Advisory Group held on 23/08/2013 for information

The Action-Taken Note on minutes of the Eleventh Meeting of Advisory Group held on 23/08/2013 was noted by the Advisory Group.

It was informed that the draft Chapters on 'Transportation' and 'Environment' have been finalized and proposed to be discussed in respective Management Action Groups under the Chairmanship of VC-DDA & Chairman of the MAG next week. Based on the recommendations of MAG, final drafts will be presented before the Advisory Group for consideration.

2 (a) Redevelopment of CC / LSC / CSC: The issue regarding clarification/ interpretation of modifications approved by Advisory Group on 23.02.2012 and notified on 13.05.2013 was discussed. Hon'ble L.G. desired for further clarifications about parking requirements and thus, it was decided to bring it again for consideration with specific explanation about parking requirements.

2 (b) Modifications suggested in view of editing and updating based on Census-2011 data, etc. were approved with a modification in Sl. No. (4) where it was suggested that 'MCD' shall be replaced by '**concerned municipal body**' instead of 'concerned local body'.

3. Follow-up action of the 9th meeting of Advisory Group- Policy for Allowing Pre-1962 Activities/Uses on Private Land

Advisory Group constituted for Review of MPD-2021 under the Chairmanship of Hon'ble L.G., Delhi in its 9th meeting held on 19.03.2013 decided to constitute a Group/ Committee for preparing a Draft Policy for Allowing Pre-1962 Activities/Uses on Private Land. Accordingly, with the approval of VC, DDA, the Committee for Allowing Pre-1962 Landuses on Private Land was constituted vide Office Order No. F.15 (5) 2013MP/469 dated 14.06.2013 issued by Commr.-cum-Secy., DDA.

The committee held Six (6) meetings during the period and after detailed deliberation, analysis of Master Plan and Zonal Development Plan Provisions, previous decisions of DDA and Legal Proceedings, the committee has finalized the report with draft policy and subsequent provisions for modification in MPD-2021 for allowing the Pre-1962 Activities/ Uses on private land.

Following amendments are proposed in MPD-2021.

Para / S. No.	MPD 2021	
	Existing Provisions	Proposed Amendment
1	2	3
Chapter 17.0 Development Code		
CLAUSE 3.0 ESTABLISHMENT OF USE ZONES AND USE PREMISES		
1.	3(4) The Layout Plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code.	3(4) The Layout Plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code. <i>Any Activities/Uses existing on private land prior to 1962 Master Plan which has been approved based on documentary proof by the concerned Local Body shall be deemed to have been approved under this code.</i>

Para / S. No.	MPD 2021	
	Existing Provisions	Proposed Amendment
1	2	3
Chapter 17.0 Development Code		
CLAUSE 3.0 ESTABLISHMENT OF USE ZONES AND USE PREMISES		
2.	3(5) An area in respect of which there is no approved Layout Plan shall be governed by the provisions of the Master Plan/Zonal Development Plan.	3(5) An area in respect of which there is no approved Layout Plan shall be governed by the provisions of the Master Plan/Zonal Development Plan. <i>Any Activities/Uses existing on private land prior to 1962 Master Plan will be allowed to continue irrespective of the landuse specified in Master Plan / Zonal Development Plan provided the purpose (character of the land or building) and extent (size, area and volume) of the land is same subject to documentary proof thereof as contained in proviso to Section 14 of DD Act, 1957. These areas shall be governed by the standards prescribed in Para 8 (8).</i>

Para / S. No.	MPD 2021
Chapter 17.0 Development Code	
CLAUSE 8.0 - SUB DIVISION OF USE ZONES, PERMISSION OF USE PREMISES IN USE ZONES AND CONTROL OF BUILDINGS	
3.	Existing Provision
	(no provision)
	Proposed Amendment
(Following para to be added)	
<i>Para 8(8) Pre-1962 Activities/Uses on Private Land</i>	
<i>a) Existing activities/Uses permitted in the use premise for such areas may be allowed to continue in all landuse categories.</i>	
<i>b) Existing Activities/Uses in the use premise will be allowed as per provisions as well as stipulations in Chapter 15.0 on Mixed Use Regulations given in MPD-2021.</i>	
<i>c) Any area of the pre-existing Activities/Uses if required for the widening of the road on any size</i>	

	<p><i>of the property has to be surrendered by the owner. On surrendered land FAR will be given as per policy of the Local Body.</i></p> <p><i>d) Individual cases based on documentary proof and scrutiny shall be approved by the concerned Local Body.</i></p> <p><i>e) Charges for use conversion will not be applicable if the use prior to Master Plan 1962 is continued.</i></p> <p><i>f) Local body may levy the charges to the beneficiaries for the continuation of Pre-1962 Activities/Uses.</i></p>
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Advisory Group recommended the above modification in MPD-2021 for processing under Section 11A of DD Act.

4. Management Action Group (MAG) meetings – minutes of the meeting of following MAGs were placed for discussion

Minutes of Meetings of following MAGs were placed for information –

- a) “Enforcement & Plan Monitoring” under the Chairmanship of VC, DDA held on 09.12.13
- b) “Environment Planning & Co-ordination” under the Chairmanship of Secretary (Environment), GNCTD held on 25.09.13 & 09.12.13.

5. Presentation of the items recommended by MAGs for review/ amendments in MPD 2021

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter 15.0 Mixed Use Regulations		
Para 15.6.2		
1	<p>Notes:</p> <p>Will not include:</p> <p>1. Business of finished marble products where cutting and polishing activity of marble is not undertaken.</p> <p>2. Retail shops of gravel, sand and cement shall be permissible in residential plots of at least 50 sq.m., in notified mixed use streets in E, F and G category colonies, provided that the material is kept entirely within the plot premises.</p> <p>3. Repair shops and workshops in case of automobiles shall not be prohibited on plots abutting mixed-use streets or commercial streets of right of way (ROW) of 30m or more.</p>	<p>Notes:</p> <p>Will not include:</p> <p>1. Business of finished marble products where cutting and polishing activity of marble is not undertaken.</p> <p>2. Retail shops of gravel, sand and cement shall be permissible in residential plots in notified mixed use streets in E, F and G category colonies, provided that the material is kept entirely within the plot premises.</p> <p>3. Repair shops and workshops in case of automobiles shall not be prohibited on plots abutting mixed-use streets or commercial streets of right of way (ROW) of 30m or more.</p> <p># In case of S.No 1 & 2 above the activities will be permitted only on residential plots of minimum 100 sqm size abutting 18 m ROW. The maximum permissible ground coverage shall be 50%.</p>

Advisory Group recommended the above modification in MPD-2021 for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
13.10 Cremation Ground, Burial Ground & Cemetery		
2	<p>At present there are 59 cremation grounds and 4 graveyards (qabristans) of the MCD and Delhi Waqf Board has 53 burial grounds.</p> <p>i) In the existing cremation grounds, provision of crematorium is to be made.</p> <p>ii) In proposed urban extension new burial grounds / crematorium / cremation grounds / cemetery etc. are to be planned with proper parking and landscape provisions. The plot area to be about 0.4 Ha. per 5.0 lakh population for a cremation ground and upto 1.0 Ha. per 10 lakh population for a cemetery and burial ground subject to availability of land.</p>	<p>At present there are 59 cremation grounds and 4 graveyards (qabristans) of the MCD and Delhi Waqf Board has 53 burial grounds.</p> <p>i) In the existing cremation grounds, provision of crematorium is to be made.</p> <p>ii) In proposed urban extension new burial grounds / crematorium / cremation grounds / cemetery etc. are to be planned with proper parking and landscape provisions. The plot area to be about 0.4 Ha. per 5.0 lakh population for a cremation ground and upto 1.0 Ha. per 10 lakh population for a cemetery and burial ground subject to availability of land.</p> <p>iii) In proposed urban extension new burial grounds/ crematoriums are to be planned for pet and stray animals. The plot area to be about 0.2 Ha per 10 lakh population.</p>

The members also discussed the existing provision in Para 13.10 (ii) for cremation ground i.e. about 0.4 Ha. per 5.0 lakh population. It was observed that the prescribed area is inadequate considering requirement for parking and landscaping, etc. Hence, the Advisory group recommended that 'about 0.4 Ha.' to be replaced as '**minimum 0.4 Ha.**'

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
13.10 Cremation Ground, Burial Ground & Cemetery		
2	<p>At present there are 59 cremation grounds and 4 graveyards (qabristans) of the MCD and Delhi Waqf Board has 53 burial grounds.</p> <p>i) In the existing cremation grounds, provision of crematorium is to be made.</p> <p>ii) In proposed urban extension new burial grounds / crematorium / cremation grounds / cemetery etc. are to be planned with proper parking and landscape provisions. The plot area to be <u>about</u> 0.4 Ha. per 5.0 lakh population for a cremation ground and upto 1.0 Ha. per 10 lakh population for a cemetery and burial ground subject to availability of land.</p>	<p>At present there are 59 cremation grounds and 4 graveyards (qabristans) of the MCD and Delhi Waqf Board has 53 burial grounds.</p> <p>i) In the existing cremation grounds, provision of crematorium is to be made.</p> <p>ii) In proposed urban extension new burial grounds / crematorium / cremation grounds / cemetery etc. are to be planned with proper parking and landscape provisions. The plot area to be minimum 0.4 Ha. per 5.0 lakh population for a cremation ground and upto 1.0 Ha. per 10 lakh population for a cemetery and burial ground subject to availability of land.</p> <p>iii) In proposed urban extension new burial grounds/ crematoriums are to be planned for pet and stray animals. The plot area to be about 0.2 Ha per 10 lakh population.</p>

Advisory Group recommended the above modification in MPD-2021 for processing under Section 11A of DD Act.

Arising out of discussion, Hon'ble L.G. desired that regulations for the Burial Ground behind Indian Express Building (on Bahadur Shah Zafar Marg) may be studied regarding optimum utilization of land in view of its paucity in Central Delhi.

Action: Commissioner- North DMC

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
15.8 Professional Activity		
3	i. Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant, Company secretary, Cost and Works Accountant, Engineer, Town Planner, Media professionals and Documentary Film maker 1[and Management Professionals.*]	i. Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant, Company secretary, Cost and Works Accountant, Engineer, Town Planner, Media professionals and Documentary Film maker 1[and Management Professionals.*] and <i>Dietician/ Nutritionists.</i>

Advisory Group recommended the above modification in MPD-2021 for processing under Section 11A of DD Act.

6. Permissibility of Media/News Agencies and Media Training Centre in Public & Semi-Public Use in MPD-2021

The proposal was presented by Addl. Commissioner (Plg.) (UE & MP).

Para / S. No.	MPD 2021					
	Existing Provisions		Proposed Amendments/Modifications			
1	2		3			
Table 13.5: Planning Norms and Standards for Education Facilities (Higher Education)						
1.	(No provision)		No.	Category	Population/ Unit (aapprox.)	Plot Area
			5.	<i>Media and News agencies including Media Training Centre</i>	<i>10 Lakh</i>	<i>As per requirement</i>

Advisory Group recommended the above modification in MPD-2021 for processing under Section 11A of DD Act.

Para / S. No.	MPD 2021				
Table 13.6: Development Controls for Education Facilities (Higher Education)					
2.	Existing Provision				
	S. No.	Category	Maximum		
Ground Coverage			FAR	Height	
1	Vocational Training Centre (ITI/ Polytechnic/ Vocational/ Training Institute/ Management Institute/ Teacher Training Institute etc.), Research and Development centre.	35%	225	37m	1. Upto 30% of max the permissible. FAR can be used for hostel accommodation for the students. 2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.
	Proposed Amendment				
S. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
1	Vocational Training Centre (ITI/ Polytechnic/ Vocational/ Training Institute/ management Institute/ Teacher Training Institute etc.), Media & News agencies including Media Training Centre, Research and Development centre.	35%	225	37m	1. Upto 30% of max the permissible. FAR can be used for hostel accommodation for the students. 2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.

Arising out of discussion, members of the Advisory group observed that residential activity consists of students' hostels and essential staff quarters in case of educational institutes. Hence, it was decided that 'essential staff accommodation' be added to the list of permissible activities in Table 13.21. Additionally, the same may be permitted wherever relevant, and necessary modification shall be processed.

Action: Director (Plg.) MP

Proposed Amendment						
S. No.	Category	Maximum			Other Controls	
		Ground Coverage	FAR	Height		
1	Vocational Training Centre (ITI/ Polytechnic/ Vocational/ Training Institute/ management Institute/ Teacher Training Institute etc.), Media & News agencies including Media Training Centre , Research and Development centre.	35%	225	37m	<p>1. Upto 30% of max the permissible. FAR can be used for hostel accommodation for the students and residential use for essential staff.</p> <p>2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority.</p> <p>3. Other controls related to basements etc. are given in the Development Code chapter.</p>	

Advisory Group recommended the above modification in MPD-2021 for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021				
	Existing Provisions	Proposed Amendments/Modifications			
1	2	3			
Table 13.21: Educational Facilities					
3.	(No provision)	S. No.	Use premises	Definition	Activities Permitted
		15.	Media & News Agencies including Media Training Centre	A premises having facility of Print, Television & Internet, News gathering and News Dissemination with or without training/ education of all arms of media.	Facilities for Media (Print, Television & Internet), News Fathering and News Dissemination, Training, Auditorium, Library, Press Club, Dining area, snacks Stall and hostel accommodation for the students and residential accommodation for essential staff.

Advisory Group recommended the above modification in MPD-2021 for processing under Section 11A of DD Act.

Appendix-A

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Shri Balwinder Kumar, Vice Chairman, DDA
3. Shri Abhai Sinha, Engineer Member, DDA
4. Shri J.B. Kshirsagar, Commissioner (Plg.), DDA
5. Shri Vinod Dhar, Chief Architect, DDA
6. Shri S.S. Yadav, Secretary (UD), GNCTD
7. Shri Sanjeev Kumar, Secretary (Environment), GNCTD
8. Shri S. Kumara Swamy, Commissioner EDMC
9. Shri Manish Gupta, Commissioner SDMC
10. Dr. Dilraj Kaur, Addl. Commissioner North DMC
11. Shri. Chetan Vaidya, Director SPA
12. Shri. Ashutosh Kr Agarwal, Chairman IIA, NC
13. Shri Shamsheer Singh, Chief Town Planner, SDMC
14. Shri. Sunil Mehra, Chief Town Planner, EDMC
15. Shri R.K. Jain, Addl. Comm. (Plg) UE&P & MP, DDA
16. Shri S.P.Pathak, Addl. Comm. (Plg.)MPR & AP, DDA
17. Shri. Anant M. Athale, Chief Architect, NDMC
18. Dr. K. Srirangan, Director, UTTIPEC, DDA

Others

1. Smt. I.P. Parate, Director (Plg.)MPR, DDA
2. Dr. Anil Kumar, Director (Environment), GNCTD
3. Smt. Anshu Gupta, Dy. Architect, N.D.M.C.
4. Sh. D.B. Gupta, Sr. Advisor NCAER
5. Sh. R.K. Gupta, SE (B)HQ, NDMC