



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

F-1(70)2012/Dir (Plg.)MPR & TC/

Date: 26.09 .2012

Sub: Minutes of the 1st Meeting of Management Action Group on “Local Level Participatory Planning” for Review of MPD-2021

First Meeting of Management Action Group (MAG) on “Local Level Participatory Planning” was held on 21.08.2012 under the Chairmanship of Principal Secretary (Urban Development), GNCTD at Conference room of Pr. Secy. (UD), 9th Level, Delhi Secretariat. The copy of the approved minutes are enclosed herewith for further necessary action.

Mrs. I.P. Parate
Director (Plg.) MPR & TC

Copy to:

- | | |
|---|----------|
| 1. Principal Secretary (UD), GNCTD | Chairman |
| 2. Chief Town Planner, SDMC | Member |
| 3. Chief Planner, TCPO | Member |
| 4. Chief Architect, NDMC | Member |
| 5. Director (Local Body), GNCTD | Member |
| 6. Commissioner(Plg.)I,DDA | Member |
| 7. Commissioner(Plg)II,DDA | Member |
| 8. Addl. Comm. (Plg) Area Planning, DDA | Member |
| 9. Addl. Comm. (Plg) MPPR, DDA | Member |

Expert member

1. Dr. S.K. Kulshrestha, Former Director, CRDT (ITPI)
2. Prof. Kusum Lata, IIPA



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI: 23379731

No. F.1 (70)/2011/Dir. (Plg.) MPR &TC/

Dt: 26.09.12

Subject: Minutes of the First Meeting of the MAG on “Local Level Participatory Planning” held on 21.08.2012

The First meeting of the Management Action Group (MAG) on “**Local Level Participatory Planning**” on Mid Term Review of MPD-2021 was held on **21.08.2012** under the Chairmanship of Principal Secretary (Urban Development), GNCTD

The following Members/Special Invitees attended the meeting.

Members

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|------------------------------------|----------|
| 1. Principal Secretary (UD), GNCTD | Chairman |
| 2. Commissioner(Plg.) II, DDA | Member |
| 3. Addl. Comm. (Plg.) MPPR, DDA | Member |
| 4. Chief Town Planner, SDMC | Member |
| 5. Architect, NDMC | Member |

Expert member

1. Dr. S.K. Kulshrestha, Former Director, CRDT (ITPI)
2. Prof. Kusum Lata, IIPA

Others

1. Director (Plg.) MPR/TC, DDA

Principal Secretary (UD), GNCTD, welcomed DDA Members, Experts and the other invitees for the First Meeting of MAG on “Local Level Participatory Planning”. Thereafter Director (Plg.) MPR gave background of the issues to be discussed in the Meeting. It was informed that the persons / representatives of organizations, who had submitted their suggestions to DDA, are invited to present their views.

In the first meeting the following 3 groups of issues were taken up for consideration:

- Issue of demarcating the Lal Dora boundary in the zonal plan and layout plans.
- Lack of facilities in Lal Dora;
- Issue of 100 to 2100 sq. yd. plots marked as residential in lal dora; and

Considering the discussion with the concerned people / representatives of organizations, and the suggestions received in MPR unit of DDA, the MAG recommended the following. Since there were repetitions, the recommendations have been grouped. The Chairman requested the invited people to present the summary of their suggestions.

[Note: In the table below, in the column for ‘issues/Suggestions’, text in italics, prefixed with an asterisk (), indicates additional suggestions which had been presented orally to the MAG at the meeting.]*

1. Suggestions received towards Review of MPD-2021: MAG on “Local Level Participatory Planning”

| Sl. No. | Diary No. Name & Address | - Issue/Suggestion | Observation/Recommendation of the Group |
|------------|--|--|---|
| 1 | Extended Lal Dora land of village | | |
| 1.1 | Extension of existing Lal Dora/Firni | | |
| iv | 2601 Baljeet Singh Mann, Vill. Hiranki, Delhi-36 | <ul style="list-style-type: none"> - The Lal Dora was defined in 1908 and no review has been done since then whereas the population has increased significantly. - Not enough housing available in Lal Dora. - Lal Dora shall be extended so as to accommodate growing housing needs of village farmers and labourers. - Extended residential areas around villages should not be deemed as unauthorized and services may be provided therein. | <p>MAG observed that looking into the growth of village population, consolidation of land/ 'chakbandi' by Revenue Department of GNCTD following amendments in MPD-2021 may be considered.</p> <p>- Development Code clause 8.0 sub clause 8(2) 'Permission of Use Premises in Use Zones', Note (v) provides that 'Land use of village abadi (Lal Dora / firni) located in any use zone is residential'.</p> <p>- In continuation to this, following para (vi) to be added. (vi) Extension of Lal Dora/firni, located in any use-zone, to be considered as residential as per the notification by Revenue Deptt., GNCTD. (vii) The facilities recommended for neighbourhood population of 10,000 (as per Table 4.2) to be permitted in Villages, facing a minimum road of 9 mts.</p> <p style="text-align: right;">ACTION: Director (Plg.) MPR, DDA</p> |
| vi | 3040 Raj Singh, Naresh Kumar, Manjeet Dabas, Kisan, Khetihar Majdoor Sangharsh Samiti, H. No. 421, Barwala, Delhi 39 | | |
| vii | 2, 25, 26 R G Gupta, UPS Campus, Preet Vihar, Delhi-92. Umesh Bhatia, H 72, South Ex-I, New Delhi-49. | | |
| viii | 1722 Vijendra Gupta, 14 Pt. Pant Marg, Delhi-1 | | |
| ix | 2761 Mir Singh, Vill. Mandi, Delhi- 74 | | |
| x | 1423 Rameshwar Solanki, RWA, Palalm Extn. Part-1, New Delhi. | | |
| xii | 3402 Pritam Singh Dagar, RZ-16, B Block, Gopal Nagar, Main Dhansa Rd., Najafgarh, Delhi – 43. | | |
| xiii | 3408 Ramesh Shokhanda, H.No. 332, V.P.O. Chhawla, Delhi –71 | | |
| xiv | 3438 Sher Singh, 33, Pandwala Khurd, , Delhi – 43. | | |
| xv | 3448 Om Prakash, 42, Pandwala Khurd, New Delhi – 43 | | |
| xxxvi | 2599 Narinder Singh Bazad, Vill. Hiranki, Delhi - 36 | | |
| 1.2 | Mixed Land Use in Villages (Lal Dora/Firni) | | |
| vii | 2, 25, 26 R G Gupta; Umesh Bhatia | <ul style="list-style-type: none"> - Mixed land use to be allowed in Lal Dora and Extended Lal Dora. - Conversion of existing lal dora to commercial and new (extended) Lal Dora to Mixed Land Use. Allowing non-polluting industries within Lal Dora. [Sl.No. (xii)] - Public and semi public use should be allowed in Lal Dora area. | <p>MAG observed that Para 15.3.2, sub-para-3: 'MLU in E, F & G colonies', which include special areas and urban villages, takes care of the requirements of villagers. The amendments proposed in Sl. No. 1.1 will provide for non-residential facilities too. No modification to MPD-2021 was suggested.</p> <p style="text-align: right;">Action: Director (Plg.) MPR & TC, DDA</p> |
| xii | 3402 Pritam Singh Dagar, RZ-16, B Block, Gopal Nagar, Main Dhansa Rd., Najafgarh, Delhi – 43. | | |
| xiv | 3438 Sher Singh 33, Pandwala Khurd, , Delhi – 43. | | |
| xviii | 2620 Dinesh Kumar Rana, VPO-Khera Kalan,Delhi-82 | | |
| xxxiii | 2579 Vinod Garg, 10, Bhagwan Dass Nagar, Punjabi Bagh, New Delhi | | |

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| xxxiv | 2580 Rajendra Prasad Singhal, 312, Aggrasen Market, Narela, Delhi | - Commercial activities be allowed in villages along 60 feet and above roads; | (same as above) Action: Director (Plg.) MPR & TC, DDA |
| xxxv | 2594 Randhir Singh Rana, H.No. 86, Nangli Poona, Delhi - 36 | - Lal Dora Land use should provide for residential and commercial activities | |
| vii | 25, 26, 31 Umesh Bhatia, H 72, South Ex-I, New Delhi-49. | - <i>*Permissible area for small size shops (20 sq.m. or less in area) shall be increased; and the list of permissible items on sale shall be reviewed.</i> | The MAG was informed that the issue of small size shops was discussed in the 3 rd meeting of MAG on 'Common Platform for Building Approvals' dated 19.03.2012; and the issue was not agreed upon at that meeting. |
| 1.3 | Godowns in Lal Dora / extended Lal Dora / firni | | |
| v | 3009 Parveen Kumar, B.K Rana Education & Welfare society, Plot No. 141, Main Road, Ghevra, Delhi -81 | - <i>*Policy for Godowns in Lal Dora shall be prepared.</i> - Regularise the construction and renting of godowns in extended Lal Dora area. | The MAG was informed that "Draft Regulations for redevelopment of godown clusters existing in non conforming areas in Delhi" was discussed in Technical Committee Meeting and 31.7.2012 vide item no. 33/2012. As decided, the draft policy is proposed to be discussed in the next meeting of MAG on 'Enforcement & Plan Monitoring' and Advisory Group. ACTION: Director (Plg.), MPR & TC, DDA |
| xviii | 2620 Dinesh Kumar Rana, VPO-Khera Kalan, Delhi-82 | - Policy of regularizing godowns constructed in villages before 2007 should be included in MPD -2021 on the line of regularizing unauthorized colonies | |
| xxxii | 2570 Om Prakash Jain, Delhi Vyapar Mahasangh, 524-A, Lahori Gate, Naya Bazar, Delhi-6. | | |
| 1.4 | Built up areas located in agriculture fields | | |
| xi | 3308 Mohan Singh, Flat - G-1, I.P. College Staff Flats, Delhi- 54 | - Built up areas, which were not acquired for them being built-up at the time of award, should be assigned fruitful land-use. | Built-up areas to be dealt as per ZDP/ Layout plans (if any) and land policy depending upon the location. ACTION: Director (Plg.) MPR & TC, DDA |
| 1.5 | Green Belt | | |
| vii | 2, 25, 26 R G Gupta; Umesh Bhatia | - The land within 500m of village abadi should not be acquired and left for green belt | i). Para 3.2.1 and 9.6 provide for green belt along the NCTD border in synergy with Regional Plan-2021 of NCR covering one revenue village. ii). The facilities required for village population is proposed to be redefined with amendment(s) mentioned above in Sl. No. 1.1. iii). The activities permitted in Green Belt are proposed in table 9.4 are sufficient to keep its character as Green Belt. iv). The suggestion of leaving 500m wide Green Belt along village is not feasible as the entire area in urban extension is proposed for urbanization. |
| xii | 3402 Pritam Singh Dagar, RZ-16, B Block, Gopal Nagar, Main Dhansa Rd., Najafgarh, Delhi – 43. | - Extension of Green Belt only upto 1 km in peripheral villages instead of the current provision of including the entire village. - Allowing godowns, recreational areas, dairy farms, motels, mini farm houses & educational institutions in Green Belt | |
| xiii | 3408 Ramesh Shokhanda, H.No. 332, V.P.O. Chhawla, Delhi –71 | - Allowing other activities than the prescribed ones in the Green Belt | |
| xxii | 2932 Yashpal, 28, B Blk. Mkt., Prashant Vihar, Delhi | - Proper conservation and enforcement of rules for green belt area | |
| xxix | 3378 Suresh Kumar V.P.O. Jharoda Kalan New Delhi – 110072 | - Low standard of living, lack of facilities, no industrial activities, negligible government or private jobs in villages covered by the 'Green Belt'. | |

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| xxxxiv | 2779 Satprakash Rana (MLA), 823, Bijwasan, New Delhi | - <i>*Facility corridor shall be planned along the villages, instead of proposing it in the 'Green Belt'.</i> | Thus, no modifications were suggested by MAG in MPD-2021. ACTION: Director (Plg.) MPR & TC, DDA |
| xxxx | 1664, 1668 Rakesh Kumar, G-27, Budh Vihar Ph-I, Delhi-86 | - <i>*Equitable distribution of area proposed under 'Green Belt' should be considered.</i> | The MPD 2021 stipulates that land upto the depth of one peripheral village revenue boundary along the border of NCTD would be maintained as green belt. Thus distribution of this green belt is not feasible. Hence, no modifications were suggested by MAG in MPD 2021. Action: Director (Plg.) MPR & TC, DDA |
| xxix | 3378 Suresh Kumar, V.P.O. Jharoda Kalan, New Delhi –72 | - Balanced plan shall be prepared to facilitate development of villages covered by the Green Belt . - Balanced distribution of greenery all over the city rather than over entire villages in the periphery. | |
| 1.6 | Gram Sabha land | | |
| vi | 3040 Mr. Raj Singh, Naresh Kumar & Manjeet Dabas | - Gram Sabha Land should not be acquired at all | The acquisition of Gram Sabha land and its utilization is dealt by Revenue Department of GNCTD. Thus, no modifications were suggested by MAG in MPD 2021. Action: Divisional Commissioner, GNCTD |
| vii | 2, 25, 26 R G Gupta; Umesh Bhatia | | |
| xii | 3402 Pritam Singh Dagar, RZ-16, B Block, Gopal Nagar, Main Dhansa Rd., Najafgarh, Delhi – 43. | - Reservation of Gram Sabha Land to fulfill residential requirements of original village inhabitants - Use of Gram Sabha land for provision of services such as parks and playground, parking, community centre, dispensaries etc. - Provision of Green Belt around the village using Gram Sabha Land - <i>*Gram Sabha Land shall be located at the core of the village settlements.</i> | |
| xxxxiii | 2762, 2764 Jarnail Singh, Main Road, Asola Fatehpur Beri Village, Chattarpur, Delhi-74 | - PSP facilities near Fatehpur Beri village should be developed on Village Gram Sabha Land so that Villages can also avail the services. | |
| 1.7 | Miscellaneous | | |
| i | 1750, 1793, 1842, 1833 Lalit, S/O Shyam Lal, H. No. 180, Sukhdev Colony, Vill. Budhpur, Delhi-36 | - Villagers object to location of Sewerage Treatment Plant as demarcated in the zonal plan P-1 in village Budhpur. | This suggestion relates to planning Zone- 'P-I' with reference to notified ZDP. The concerned unit to be examined in detail in consultation with DJB/ Delhi Transco/ NDPL. Action: Director (Plg.) Zone P-I & P-II, DDA |
| iii | 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087 Rajeev Malhotra, Khasra No. 150/1, Village - Budhpur, Bijapur Narela, G.T. Karnal Road, Delhi. | - Extended Lal Dora of village Budhpur Bijapur is objecting to location of E.S.S. in their land in village Budhpur. | |
| v | 3009 Parveen Kumar, B.K Rana Education & Welfare society, Plot No. 141, Main Road, Ghevra, Delhi -81 | - Development of ponds and water bodies in the village for rain water harvesting. | The MAG appreciated the Suggestion and suggested that local bodies should provide for this while preparing layout/ drainage plans. Action: Commissioner, SDMC/ EDMC/ NDMC & New Delhi MC |

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| iv | 2601 Baljeet Singh Mann, Vill. Hiranki, Delhi-36 | - Farm land should be acquired at prevailing market rate or circle rate. | <p>MAG noted that these suggestions are related to land-acquisition, modes, rate of compensation etc. and dealt as per the policy of GNCTD.</p> <p>ACTION: Principal Secretary (Land) GNCTD</p> |
| vi | 3040 Raj Singh, Naresh Kumar, Manjeet Dabas, Kisan, Khetihar Majdoor Sangharsh Samiti, H. No. 421, Vill. Barwala, Delhi -39 | - 15% of developed land should be returned to farmers in lieu of land acquisition as practiced in UP. - Affected farmers and labourers should be given proper resettlements and rehabilitation package. | |
| vii | 2, 25, 26 R G Gupta; Umesh Bhatia | - Alternate plots for farmers (rehabilitation) should be provided within one year within same village without charging development fees. - Landless labourers working and residing in village should also be provided one plot/flat as compensation. - Farmer should get royalty of Rs.1 lakh/acre per year for at least 40 years. Royalty for landless labourers affected also to be included as practiced in UP and Haryana. [Sl.No. (vi)] - Affected farmers should get royalty of Rs. 25,000/year/acre for 100 years and royalty for affected landless labourers to be 10,000/-. [Sl.No. (vii)] - Employment or livelihood options should be provided. - If land acquired is not used for development in 5 years, then it should be returned to the owners. - The land within 500m of village abadi should not be acquired and left for village welfare use. - Market rates should be paid for acquired land and 10% of developed land should be given to the original owner. - Compensation paid for acquired land should be five times of the circle rate and farmers should have equal share on the developed land. [Sl.No. (vii)] | |
| xvi | 2559, 2563 Vijay Garg, Vill. Sirsapur, Delhi- 42 | - 20% of the developed land acquired by govt. in future should be returned to the villagers. | |
| ix | 2761 Mir Singh , (Ex Councillor) Village Mandi-74 | - Prejudice in Land Acquisition Policy by distancing landowners having land more than 2.5 acres and less than 2.5 acres. As a result, marginal land owners are displaced because they do not own 2.5 acres of land and cannot combine; as land sales were not being registered. - Small landowners with land less than 1 ha should also be made inclusive | |
| xxxv | 2594 Randhir Singh Rana, H.No. 86, Nangli Poona, Delhi - 36 | - 25% of developed land should be given to farmers | |

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| x | 1423 Rameshwar Solanki, RWA, Palalm Extn. Part-1, Delhi. | - Palam Extension was developed under 20 point programme under Delhi administration. In building regulations notified on 17.01.2011, word 'village abadis' has been used in (para 1) and further clarified as 'notified villages/ abadis/ Lal Dora/ extended Lal Dora in para 2(vii). MCD doesn't consider these settlements as 'village abadis' and takes action based on provisions under DMC Act. | This relates to policy regarding status of plots allotted under 20 point program in Delhi. The specific case needs to be examined by Land Management Wing of DDA & GNCTD. Action: Commissioner (LM) DDA; Divisional Commissioner, GNCTD |
| 2. Lack of facilities in Lal dora | | | |
| 2.1 Provision of facilities and services in Lal Dora / Firni | | | |
| xiii | 3408 Ramesh Shokhanda, H.No. 332, V.P.O. Chhawla, Delhi –71 | - <i>*Utility Corridor for Lal Dora should be planned around 500 m. away from the village boundary, so as to allow the village to grow in future.</i> | Refer amendments above in Sl. No. 1.1. Action: Director (Plg.) MPR & TC, DDA MPD 2021 & "The Building Regulations for Special Area, Unauthorized Colonies and Village Abadis, 2012" notified 17 th January 2011 provides guidelines for sanction of plans in villages. The MAG observed that these guidelines are adequate in view of constraints in provision of infrastructure, narrow roads, disaster management etc. Thus, no modifications were suggested by MAG in MPD 2021. Action: Director (Plg.) MPR & TC, DDA |
| xvi | 2559, 2563 Vijay Garg, Vill. Sirsapur, Delhi- 42 | - Lack of facilities like schools, hospital, colleges etc. | |
| xvii | 2592 Pindi Das, R & M Block RWA, Model Town III, Delhi-09 | - Mixed land-use should be allowed in Lal Dora. | |
| xviii | 2620 Dinesh Kumar | - Facilities of play fields shall be allowed in Lal Dora or extended areas | |
| xxiv | 3883, 3889 J.P.Tiwari, President, RWA, E-Block, Sonia Vihar, Delhi-94 | - Provision of better basic Social & physical Infrastructure (Ayurvedic dispensaries, colleges, Bus service, office facility) | |
| xxv | 3887, 3890 Aavesh Anand, H.No.-20, St. No-3, Sadatpur Ext.(Karawal Ngr), Delhi – 94 | - Lack of parks, good roads, drainage system, direct bus connectivity, hospital & community centre, facility centres in Sadatpur Extension, Karwal nagar [Sl. No. (xxv)] & Dayalpur [Sl. No. (xxvi)] | |
| xxvi | 3864 Gopal Solonky, Dayal Pur, Delhi | | |
| xxxi | 3469 Anil Dagar VPO Dhansa, Delhi –73 | - Allow academic institutions in the villages for the benefit of rural students. - Allowing medical facilities, nursing homes, hospitals, marriage halls and cold storages in rural areas - Development of sports complex & private sports academies. | |
| xix | 2627 , 2638 Ram Niwas Sahrawat, Jagdish Singh Tanwar | - Villages within 1.5 km radius of the Phirni road should be given facilities as per Lal Dora. | |
| xxxii | 2570 Om Prakash Jain, Naya Bazar | - <i>*Cold storages should be permitted in Lal Dora areas</i> | |
| xx | 2931 Kishen Chand & Shri Ram Kumar Gupta A 68, Rajouri Garden, Delhi | - Multi storied Group Housing residential complexes, schools, colleges, hospitals, office complex, health clubs to be constructed in public and semi public land under lal dora/ extended lal dora | |
| xxx | 3461 Davinder Singh Flat No. 26, Pocket 3 Sector 19, Dwarka, New Delhi | - Mixed Land Use, including commercial use / banquet hall / guest houses/ school / colleges / hospitals etc. which should be permitted on all plots of 500 sq. yard & above within Lal Dora areas | |

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| xxxvi | 2599 Narinder Singh Bazad, Village Hiranki, Delhi - 36 | - <i>*Basic amenities should be provided in villages; mixed-use should be permitted in Lal Dora areas</i> | |
| xxxx | 1664, 1668 Rakesh Kumar, G-27, Budh Vihar Ph-1, Delhi-86 | - Local market need to be developed space to be provided for temporary traders which sell items during festivals. | |
| xxxxvi | 1007, 1824 Diwakar Vidhuri, Gram Jan Vikas Sangthan, 1023-B, Bazar Mohala, Village Tughlakabad, New Delhi-44 | - <i>*Admission to schools in Tughlaqabad area should be ensured for the residents.</i> - <i>*Hospital-facility should be provided in the area</i> | |
| xxviii | 3668 Mr.Vivian Fernandes, 22 SRM Apartments, 106, I.P. Extn., Patparganj, Delhi – 92 | - Proposed Community Hall in front of the society is being used as Wedding Hall by MCD. RWA got stay on the same from Delhi High Court. - Proposed Community Hall shall be developed as library, a senior citizens centre, any other social purpose, etc. | This suggestion relates to planning Zone-‘E’ with reference to notified Zonal Development Plan. Action: Director (Plg.) Zone E&O, DDA |
| xxvii | 2089 Mr.A.H. Zaidi, D 107, AEF2, Jamia Nagar, Delhi-25 | - No land available for civic amenities in Shaheen Bagh Abul Fazal enclave II, situated between Agra canal & Okhla embankment. | MPD 2021 provides for preparation of Local Area Plan in order to implement policies of MPD/ ZDP by concerned local body. SDMC to consider this suggestion while preparing Local Area Plan for this ward. Action: Chief Town Planner, SDMC |
| 2.2 | Redevelopment of L.S.C. and C.S.C. | | |
| xxi | 2980, 371 Som P Rehil & R C Nijhawan, Commercial Complex, Shop No. LG-14, Vardhaman Plaza, Plot No. 13, Road No. 44, Pitampura, Delhi -34 | - Authorization of 19 more roads for commercial use leads to loss for LSC/CSC. - Not to declare any further roads under mixed land use or commercial use in H-4 Zone. | Policy of redevelopment of LSC and CSC with higher FAR to accommodate facilities, parking and additional space requirement of shopkeepers already exists and the local authority in consultation with the stakeholders may prepare such plan. Action: Chief Town Planner, North Delhi MC |
| 3. | In Lal Dora 100 to 2100 sq. yd. plots marked as residential | | |
| 3.1 | Reduction of plot size for group housing | | |
| V | 3009 Praveen Kumar, Ghevra | - <i>*Minimum plot size for Group Housing shall be reduced from 3000 sqm to 2000 sq.m, because of the shortage of large land parcels in Lal Dora.</i> | It was informed that as per Para 4.4.3, B- Residential Plots - Group Housing, the minimum plot size is 3000 sq.m. facing minimum |
| xiii | 3408 Ramesh Shokhanda, H.No. 332, V.P.O. Chhawla, Delhi –71 | | |

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| xxxii | 2570 Om Prakash Jain, Delhi Vyapar Mahasangh, 524-A Lahori Gate, Naya Bazar, Delhi-6. | <ul style="list-style-type: none"> - In Lal Dora area land measuring 100 to 2100 sq yard area is marked as residential use which is not practical. - Mixed land use should be allowed, so that villagers could do some activity and also live in the same plot | width of 9m ROW for Villages, whereas as per Para 4.2.3.4, it is 2000 sq.m. for rehabilitation of slum and JJ Clusters and Resettlement Colonies. Revision in criteria for minimum permissible plot-size may be discussed in MAG on "Common Platform for Building Approval". Action: Director (Plg.) MPR & TC, DDA |
| 4. | Lal Dora boundary is not clearly defined in the zonal plan & layout plans | | |
| 4.1 | Marking of lal dora boundary on Zonal Development Plan (ZDP) | | |
| i | 1750, 1793, 1842, 1833 Lalit, H. No. 180, Sukhdev Colony, Vill. Budhpur, Delhi-36 | <ul style="list-style-type: none"> - Extended Lal Dora land of Village Budhpur shall be correctly marked as residential, instead of the present non-residential classification in land use map of MPD-2021. | This suggestion relates to planning zone P-I with reference to notified zonal development plan. Action: Director (Plg.) Zone P-I & P-II, DDA |
| ii | 1879,1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901,3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127,3128, 3129,3130, 3131, 3132, 3133 Mukesh Kumar, S/o Hari Chand, Satish Kumar, S/o Tuls Ram, Vill. Budhpur, Delhi 36 | | |
| xxxviii | 2942 Rajendra Singh Dabas Rajendra Singh Dabas, Vill. and P.O. Ladpur, Delhi-81 | <ul style="list-style-type: none"> - <i>*Area in Ladpur, which exists as a built-up area, has been depicted as 'Green Belt' in MPD-2021. Necessary correction should be made in MPD-2021 regarding depiction of proposed land-use.</i> | Referring to Clause 8.0 sub clause 8(2) note (v) in MPD-2021, village land-use would be 'Residential'. However, this may be examined by concerned planning unit of DDA. Action: Director (Plg.) Zone P-I & P-II, DDA |
| xxxxi xxxxiv | 2781 Krishan Kumar Sherawat, K-Block, Rangpuri Road, Mahipalpur, Delhi 2779 Satprakash Rana (MLA), 823, Bijwasan, New Delhi | <ul style="list-style-type: none"> - Mahipalpur village and all the nearby colonies and Rangpur village are shown as 'Government Land' in the Land use Plan. These villages shall be truly depicted in the Land Use Map. - Mahipalpur Village should be included in list of Urban Villages in ZDP. - Mehrauli - Mahipalpur Main road is identified as Commercial Stretch by MCD but the same has not been recognized by ZDP. Identify Mehrauli-Maipalpur road as 'Commercial' in F Zone ZDP. - Mahipalpur village should be provided facilities like multilevel parking, Playground, Fire Station, Community Centre, Hospital etc. - Lots of un-authorized Hotels and Guest houses have been constructed along NH-8 due to proximity of airport all these should be authorized. | <ul style="list-style-type: none"> i. As per Development Code clause 8.0 sub clause 8(2), note (v), the village land-use would be 'Residential'. ii. The specific suggestion of inclusion in list of Urban Villages in ZDP for Zone F to be examined by concerned Planning Unit. iii. The National Highway Act, ZDP etc. regulates the development on either side of National Highways. SDMC & NHA to deal these areas as per policy. Action: Chief Town Planner- SDMC, Director (Plg.) F & H, DDA |

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| xxiii | 2784 Col. Devender Sehrawat Delhi Grameen Samaj, 1, Vasant Kunj Road, Mahipalpur, New Delhi | <ul style="list-style-type: none"> - <i>*Zone F-14 has been shown as 'Government Land' in MPD-2021, whereas it is an existing residential settlement. Necessary correction shall be made in MPD-2021.</i> - <i>*Plot for a sanctioned Hospital in Mahipalpur has been allocated for some other use. The original land-use shall be restored.</i> | MAG decided to forward the suggestion to concerned Zonal Planning Office of DDA. Action: Director (Plg.) Zone F & H, DDA |
| xxxxii xxxxvi | 1767 Ramesh Kumar, MP (Lok Sabha) 713, A/B, Pocket-II, Paschim Puri, Delhi 63 1007, 1824 Diwakar Vidhuri, Gram Jan Vikas Sangthan, 1023-B, Bazar Mohala, Vill. Tughlaqabad-44 | <ul style="list-style-type: none"> - Village abadis in Tughlaqabad shall be shown as 'Residential' area, instead of 'Green' as presently shown in the land use plan of MPD-2021. - <i>*Financial returns from Archaeological sites should be ensured</i> | Referring to Clause 8.0 sub clause 8(2) note (v) in MPD-2021, village land-use would be 'Residential'. However this may be examined by concerned planning unit of DDA w.r.t. MPD/ZDP. Action: Director (Plg.) Zone F & H, DDA |
| xxxxiv | 2779 Satprakash Rana (MLA), 823, Bijwasan, New Delhi | <ul style="list-style-type: none"> - <i>*Zonal Plan for Sub-zone G-18 shall be modified as per the proposed plan prepared by local RWAs. (Map presented at the meeting.)</i> - <i>*Part of the land under occupation of AAI near Bijwasan, which is mostly lying under-utilised, should be developed for the benefit of villagers.</i> - <i>*B.P. Depot should be relocated so as to facilitate connectivity between Bijwasan and Dwarka.</i> | MAG observed that this issue does not pertain to Master Plan Review, and to be examined by concerned planning unit of DDA. |
| xxxxvii | 1618 Rajiv Ghai, A-8 Pushpanjali, Bijwasan, Delhi | <ul style="list-style-type: none"> - Village Boundary of Bijwasan needs to be corrected in Land Use Plan | Action: Director (Plg.) Zone C & G, DDA |
| 4.2 | Procedure for sanctioning of building plans in Lal Dora | | |
| xxxvii | 2604 V. Rishi Batra, A 14, First Floor, Wazirpur Industrial Area, Delhi | <ul style="list-style-type: none"> - No approved Layout Plans exist for Lal Dora areas and villages which entails harassment during sanctioning of Plans; - Procedure of sanctioning Plans may be clarified. Subdivision of Plots prior to 08.02.2007 has been considered for regularization, whereas many plots have not yet been subdivided; - Criteria for allocation of FAR and Ground Coverage for different plot Sizes is not clear. | MPD-2021 & "The Building Regulations for Special Area, Unauthorized Colonies and Village Abadis, 2012" notified on 17 th January 2011 provides guidelines for sanction of plans in villages. Thus, no modifications were suggested by MAG in MPD 2021. Action: Chief Town Planner, North Delhi MC |
| xxxiii | 2579 Vinod Garg, 10, Bhagwan Dass Nagar, Punjabi Bagh, New Delhi | <ul style="list-style-type: none"> - <i>*Layout Plans of villages should be prepared and forwarded to MCD so as to facilitate sanctioning of buildings;</i> | |
| xxxiv | 2580 Rajendra Prasad Singhal, 312, Aggrasen Market, Narela, Delhi -40 | <ul style="list-style-type: none"> - Confusion in sanctioning building plans in villages; - Layout Plan of 1639 unauthorized colonies yet to be approved; - Land expected to be developed as per MPD-81 and MPD-2001 has not been developed so far, situation continues to be same even in MPD-2021; - Land not fully developed in Dwarka, Narela and Rohini | |

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| xxxii | 2570 Om Prakash Jain, Delhi Vyapar Mahasangh, 524-A, Lahori Gate, Naya Bazar, Delhi-6. | <ul style="list-style-type: none"> - <i>*Sanctioning of building plan should be permitted in Lal Dora;</i> - <i>*Non-polluting industries should be provided in Lal Dora areas so as to generate employment</i> | (same as above) Action: Chief Town Planner, North Delhi MC |
| 4.3 Miscellaneous | | | |
| xviii | 2620 Dinesh Kumar Rana, VPO-Khera Kalan, Delhi-82 | - Permission should be given to raise floor height of 15m in extended all Dora area for commercial purpose. | Development Controls for residential plots (stilts, basement, parking, etc.) are being discussed in MAG on "Common Platform for Building Approvals". Action: Director (Plg.) MPR & TC, DDA |
| xxxv | 2594 Randhir Singh Rana, H.No. 86, Nangli Poona, Delhi - 36 | - Bye Laws for villages should be different from that in urban areas | |
| xxxiii | 2579 Vinod Garg, 10, Bhagwan Dass Nagar, Punjabi Bagh, New Delhi | <ul style="list-style-type: none"> - Activities that can be done in extended Lal Dora area are not clearly mentioned in Zonal Plan due to which land owners are not allowed to construct houses on their land by the competent authority. - <i>*Around 2500 industrial plot in Extended Lal Dora should be allotted, so as to generate employment</i> | Refer amendments above in Sl. No. 1.1. Action: Director (Plg.) MPR & TC, DDA |
| | | - <i>*Land to be acquired for UER-II should be demarcated.</i> | This suggestion relates to UER-II and shall be forwarded to concerned unit. Action: Director (Plg.) Zone M & N (Rohini), DDA |
| xxxiv | 2580 Rajendra Prasad Singhal, 312, Aggrasen Market, Narela, Delhi -40 | - Pro farmer land policy should be formulated; 33% of the developed land be given to owner whose land has been acquired | MAG was informed that this will be dealt as per the Land Policy, which is in the process of revision. Action: Director (Plg.) MP, DDA |
| | | - <i>*Conversion should be allowed from residential to industrial in Lal Dora areas.</i> | MAG suggested that any action required shall be taken as per MLU policy. |
| xxxv | 2594 Randhir Singh Rana, H.N. 86, Nangli Poona, Delhi - 36 | - Plan as per ground reality and show Khasra numbers on Zonal Plan | The ZDP are prepared on Survey of India maps indicating physical features such as, roads, drains, HT lines etc. These plans are used for acquisition of land by superimposing khasra numbers by land management wing, DDA. Action: Commissioner (LM) DDA |
| xxxix | 3030 Rajiv Dabas, 46, Near Main Chowk, Pooth Khurd, Delhi 39 | <ul style="list-style-type: none"> - Proper depiction of land use in zonal plan of the area - Plans/ Maps to be approved for Lal Dora areas | |
| xxxvi | 2599 Narinder Singh Bazad, Vill. Hiranki, Delhi - 36 | - STP is proposed in the green belt area of village Joti Kalan and Akbarpur Majra is not proper | This suggestion relates to planning zone P-I with reference to notified zonal development plan. The concerned unit to examine in detail. Action: Director (Plg.) Zone P-I & P- II, DDA |
| | | - <i>* Population figures in villages should be verified with Census Data, and planned allocations should be made accordingly.</i> | The ZDPs/ Sector Plans are prepared based on the projected/ design population for |

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| | | - <i>*No discrimination should be made, on any basis, while making planned allocations;</i> | that area. The villages falling in DDA projects, thus provides adequate facilities at various levels. In case of villages in other areas, local body to take into consideration projected village population while preparing Local Area Plans. Action: Director (Plg.) Zone P-I & P-II, DDA |
| xxxii | 2570 Om Prakash Jain, Delhi Vyapar Mahasangh, 524-A, Lahori Gate, Naya Bazar, Delhi-6. | - <i>*Non-polluting industries should be provided in Lal Dora areas so as to generate employment;</i> - <i>*In a meeting dt. 05/10/2011, Hon'ble L.G. had instructed DDA to conduct survey of villages in Delhi within next three months, following a Supreme Court notification dt. 8/10/2007. However, no action has been taken by DDA yet.</i> | As per MPD 2021, Table 7.1- (A + A1), household group of Industries are already permitted in villages (Abadi). The suggestion is related to the Land Management Wing of DDA and GNCTD. Action: Commissioner (LM) DDA; Divisional Commissioner, GNCTD |

The suggestions not directly related to MPD-2021 shall be forwarded to concerned organization, hence haven't been included in the minutes of this meeting. Those related to other Management Action Groups shall be discussed in the meetings of respective MAGs. Suggestions pertaining to building bye-laws, local level facilities will be forwarded to Chief Town Planner, SDMC who will coordinate them with concerned municipal bodies for necessary action/examination. Those related to proposed road-alignment through village-abadis have been forwarded to concerned Zonal Planning Offices. The meeting ended with vote of thanks to the chair.

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

Copy to

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