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**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE OSD(PLG.)MPPR
12th FLOOR; VIKAS MINAR
NEW DELHI: TEL.NO.23378518**

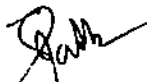
No. F.1(2)2011/Dir.(Plg)MPR/TC - 61

Dt. 29/12/2011

Sub: Minutes of the Second Meeting of the Advisory Group on review of MPD-2021 held on 04.11.2011.

Second meeting of the Advisory Group on review of MPD-2021 was held on 04.11.2011 under the chairmanship of Hon'ble Lt. Governor, Delhi. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl: as above

o/c

(S.P. Pathak)
OSD(Plg)MPPR
Member Secretary

Copy to:

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|---|---------------|
| 1. Hon'ble L.G. Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman/Nominee, Delhi Urban Arts Commission(DUAC). | Member |
| 9. Director, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |
| 11. O.S.D.(Plg.)MPPR | Member |

Co-opted Members

12. Principal Secretary (Urban Development), Govt. of NCT of Delhi
13. Commissioner, MCD.
14. Jt. Secretary (DL) MOUD, GOI.
15. Member- Secretary, NCR Planning Board
16. Commissioner (Planning) I, DDA & Commissioner (Planning) II, DDA

Special Invitee

1. Sh. E.F.N.Reberio, Principal Consultant, AMDA
2. Sh. Vijay Risbud, Advisor & Consultant, NPIIC
3. Ms. Romi Roy, Senior Consultant, UTTIPEC
4. Ms.Swati Ramanathan, Co-founder,JCCd.
5. Sh.S.B.Khadhankar, Director(plg.)MP.

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

No.F.1(2)/2011/Dir.(Plg.)MPR &TC/Pt.II/

Dt: 29/12/11

Minutes of the Second Meeting of the Advisory Group on review of MPD-2021 held on 04.11.2011 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The second meeting of the Advisory Group on Mid Term Review of MPD-2021 was held on 04.11.2011 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas.

2. The List of Members/Participants is enclosed (Appendix-A).
3. Hon'ble Lt. Governor welcomed the members and the special invitees to the second meeting of the Group and highlighted the following issues, in addition to the ones already listed, which may be taken up for discussions by the Advisory Group.--
 - i) Transferable Development Rights;
 - ii) Policy on redevelopment of shop-cum-residential plots;
 - iii) Policy on amalgamation of commercial plots;
 - iv) Policy on land pooling;
 - v) Policy for providing for warehousing facilities to meet the needs of the population of Delhi;
 - vi) Policy on farmhouses in urban extension areas;
 - vii) Reclassification of markets such as Green Park, South Extension, etc. as non-hierarchical Commercial Centres.

3.2 Thereafter, agenda items, along with presentations, were taken up for discussion.

ITEM NO. 1 REDEVELOPMENT OF PLANNED COMMERCIAL AREAS

(F.No.F.2(1)/2011/Dir.(Plg.)MPR/TC)

4. Chief Architect, DDA presented the issues to be addressed in prescribing enhanced FAR for planned Commercial areas in the context

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of provisions of Master Plans of Delhi-2001 and 2021. It was suggested that commercial centers need to be categorized under two heads: (a) sub-city level and (b) neighbourhood level.

While preparing redevelopment and up-gradation schemes, ownership of land (either auctioned as a single plot, or auction as individual plots) needs to be kept in view.

4.2. Chief Architect emphasized the need to carefully define the term "redevelopment" so that there was no confusion or ambiguity in the stipulations governing redevelopment of areas.

4.2.2 Shri Raj Rewal, Chairman, DUAC made the following observations:

- Allowing vertical expansion of buildings to avail of additional FAR in the name of redevelopment, will not be structurally safe and aesthetically pleasant.
- Increase in FAR should preferably be allowed, after a thorough examination of all pros and cons, through additional ground coverage.
- Additional FAR in existing commercial centres should not be allowed as it would lead to problems of structural safety, traffic management, etc. This may be allowed only for new centres.
- The idea of 'comprehensive building' should be taken into account, rather than comprehensive design.
- DDA should resume plots on which no building as per design/plan of DDA, has come up.
- Maintenance of DDA projects/buildings, eg. Bhikaji Cama Place has been poor.

4.2.3 Vice-Chairman stated that "redevelopment" had to be defined clearly as DDA had been faced with many court cases in the past.

4.3 Hon'ble L.G. observed that concepts of LSC and CSE need to be reviewed and DDA should consider having a two-fold approach in this regard. The smaller markets could be designed by DDA, while the bigger ones could be left to competition among private players.

4.4 Hon'ble L.G. further observed that in case someone did not utilize the additional FAR made available, the additional FAR should be offered, first to other owners in that locality on a pro-rata basis, and thereafter to DDA.

4.5 President of Indian Building Congress said that it might be risky to allow more FAR without ensuring certain checks and conditions being imposed and ensured.

4.6 Prof. Shekhar Shah, D.G. (NCAER) stated that process of competition would generate great ideas with regard to design and development and that DDA should seriously consider experimenting this.

4.7 After detailed discussions, the following decisions were taken:-

- i) Additional FAR as per MPD-2021 should be permitted only in cases of complete reconstruction of the existing planned Commercial Centre and planning of new Commercial Centres.
- ii) Existing Commercial Centers needs up-gradation in terms of additional infrastructure and better maintenance and management of common areas, as per policy already approved by DDA.
- iii) Reconstruction or addition of floors on individual plots, on the basis of enhanced FAR, should not to be permitted.
- iv) Guidelines be formulated by HUPW for complete reconstruction of existing Commercial Centers involving all stakeholders/beneficiaries.
- v) Big private developers should not be involved in development of Convenient Shopping Centers/Local Shopping Centers as these are proposed at neighborhood level. This be clarified as part of Master Plan Review.
- vi) MPD-2021 has proposed Commercial Centres on large plot sizes, by combining plots for Convenient Shopping Center and Local

Shopping Center level. Thus in Urban Extension areas, large plots for such commercial activity to be provided while preparing detailed layout plans.

- vii). To expedite disposal of Commercial Plots, District Centre/Community Centre be auctioned as one plot or developed by DDA on the lines of Convenient shopping Centre/Local Shopping Centre.

(Action: Chief Architect,
Commissioner (Lands),
Director(Plg.)MPR).

ITEM NO. 2: PROVISION FOR AMALGAMATION OF COMMERCIAL PLOTS
F.No.F.1(8)2011/DIR/MPR/TC

5. Commercial plots are generally part of integrated Commercial Centers and architectural control/ development controls are part of layout plans. In MPD-2021, amalgamation of such plots is allowed only in case of redevelopment. Hon'ble L.G. observed that we should allow amalgamation subject to the condition that there is no change in basic parameters.

5.2 After discussions, it was decided that in case there is no change in the use of the plot i.e. FAR and development control norms, etc., there should not be any problem in permitting the amalgamation, subject to payment of appropriate charges as per policy.

(Action: Chief Architect,
Commissioner (Lands)

ITEM NO. 3 TRANSIT ORIENTED DEVELOPMENT

F.No. F.1(7)2011/Dir.(Plg.)MPR/TC

6. Ms. Romi Roy, Sr. Consultant, UTIPEC presented the concept of and general guidelines to be adopted for TOD. Hon'ble L.G. appreciated the concept and presentation. Chairman, DUAC informed that DUAC is also working on similar project for which participation of agencies like DDA, MCD will be helpful.

6.2 After discussions, the following decisions were taken:-

- i) To constitute a Group under the Chairmanship of Chairman, DUAC with members from DDA, MCD, NDMC, L&DO etc. The group may also include the representative of C.I.I., I.G.B.C. etc.
- ii) TOD guidelines to ensure that low income population with existing facilities should not be pushed to periphery.
- iii) List of desirable and undesirable uses of premises, within TOD, were agreed in principle for suitable incorporation in the guidelines.
- iv) Based on the discussion at various fora and approval of the Governing Body of UTTIPEC, guidelines can be formulated for suitable incorporation in MPD-2021.

Action: (Sr. Consultant, UTTIPEC)

7. OTHER SUGGESTIONS

7.1. Member Secy. NCRPB suggested that economic benefits of property development along Delhi Metro are being enjoyed by private sector/ individuals, but not by the public sector. She suggested for appropriate mechanism and monetization of benefits from TOD. Commissioner (Plg) II informed that a Task Force has been constituted by the Ministry of Urban Development, Govt. of India for this.

Action:(MOUD, Delhi Division).

7.2 Chairman, Indian Green Bldg. Congress highlighted the benefits by way of savings in energy and cost of infrastructure through the green building concept. He suggested that use of cavity walls helps in reducing the energy requirement, but are not popular as it needs more Ground coverage & Floor Area. It was decided that additional benefit of about 5% over & above permitted in MPD-2021 should be given for extra floor area and ground coverage for green buildings to incentivize such constructions. NOIDA has already adopted this incentive in Building-by-Laws. MCD may also

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examine the same for adoption in unified Building-by-Laws for adoption.

(Action: MCD, NDMC & DDA)


- 7.3 Hon'ble Lieutenant Governor enquired about the status of study being carried out by NCAER for land pooling in Delhi. Director General (NCAER) informed that the data for three different models was being collected from DDA & other concerned bodies.

(Action : NCAER)

8. The next meeting of the Advisory Group is scheduled for 12.01.2012 at 11.00 A.M.

The meeting ended with vote of thanks to the chair.

o/c


25/12/2011

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Shri G.S. Patnaik – Vice Chairman, DDA
3. Shri Ashok Khurana, Enginner Member, DDA
4. Shri Keshav Chandra, Secy. Environment, GNCTD
5. Shri Navneet Kumar, Secretary, DUAC
6. Dr. Shekhar Shah, D.G. NCAER
7. Smt. Naini Jayaseelan, Member Secretary, NCR Planning Board
8. Shri Manish Gupta, Additional Commissioner, MCD
9. Shri. V.K. Dhar, Professor, NIUA
10. Prof. Dr. Sanjukta Bhaduri, prof. of Planning, SPA
11. Shri. Manu Bhatnagar, Principal Director, INTACH
12. Shri S.P. Bansal, Commissioner (Plg.) II
13. Dr. Anil Kumar, Director Environment, GNCTD
14. Shri Vijay Risbud, Advisor & Consultant, NPIIC
15. Ms. Paromita Roy, Sr. Consultant, UTTIPEC
16. Shri Romesh Sabharwal, Director, Central Bank of India

Others

1. Shri S.N. Misra, Special Secretary cum Pvt. Secretary to Lieutenant Governor
2. Shri R.K. Sharma, S.E.(HQ), MCD
3. Shri S.P.Pathak, OSD (Plg.)MPPR, DDA
4. Shri S.B. Khodankar, Director (Plg.)MP,DDA
5. Smt. I.P. Parate, Director (Plg.)MPR, DDA