



DELHI DEVELOPMENT AUTHORITY
Office of the OSD(Plg.) MPPR
12th Floor: Vikas Minar, New Delhi – 110002
Phone No. (011)23378518

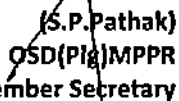
No. F.1 (17)2011/Dir (Plg.)MPR/TC/ 74

Date: 15th February, 2012

Subject: Minutes of the Third Meeting of the Advisory Group on Review of MPD-2021 held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The third meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 12.01.2012 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.

Encl: as above


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

- | | |
|---|---------------|
| 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 | 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 |
- Co-opted Members**
1. Principal Secretary (Urban Development), Govt. of NCT of Delhi
 2. Commissioner, MCD.
 3. Jt. Secretary (DL) MOUD, GOI.
 4. Member- Secretary, NCR Planning Board
 5. Commissioner (Planning) I, DDA & Commissioner (Planning) II, DDA
- Special Invitee**
1. Engineer Member, DDA, Chairman of Management Action Group
 2. Secretary Environment, GNCTD, Chairman of Management Action Group on "Environment Planning & Co-ordination".
 3. Sh. E.F.N.Reberio, Principal Consultant, AMDA
 4. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
 5. Ms. Roml Roy, Senior Consultant, UTTIPEC
 6. Ms. Swati Ramanathan, Co-founder, JCCD.
 7. Sh.S.B.Khodankar, Director(plg.)MP, DDA
- Copy to
- Chairman, N.D.M.C.
 - Chief Legal Advisor, DDA
 - Chief Architect, NDMC
 - Chief Town Planner, MCD



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The third meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The List of Members/Participants is enclosed (Appendix-A).

2. At the outset, Hon'ble Lt. Governor, Delhi welcomed the Members and the Special Invitees to the 3rd Meeting of the Group. He stated that in a recent meeting, convened by the Hon'ble Minister of Urban Development, representatives of the major hospitals in Delhi had highlighted the acute shortage of space for beds in the hospitals in Delhi. It was felt that there is a need for augmentation of hospital bed capacity in Delhi. Hence, they have suggested for allowing an increase in FAR in respect of Hospital plots, but at the same time, it should also be kept in mind that the levies/charges for additional FAR should not be very high so as to make it economically unviable for any Hospital to avail of this advantage. Hon'ble L.G. also mentioned that the Hon'ble Minister mentioned that a study is to be carried out by the NCAER in this regard.

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

3. CONFIRMATION OF THE MINUTES OF THE 2ND MEETING OF ADVISORY GROUP HELD ON 4.11.11

Hon'ble LG suggested following changes in the minutes of the meeting.

- i) In Para 4.7(iii)..... "Reconstruction or addition of floors on individual plots, on the basis of enhanced FAR, should not to be permitted". The word "Reconstruction" to be replaced by the word "Retrofitting".
- ii) In Para 4.7(iv): The word HUPW to be written as 'Housing and Urban Project Wing, DDA'.

Since there were no other suggestions, the minutes, with the above modifications, were confirmed.

4. REVIEW OF ACTION TAKEN NOTE ON MEETINGS OF ADVISORY GROUP (AG) HELD ON 23.9.11 & 4.11.11.

A) ATR ON A.G. MEETING HELD ON 23.9.2011

i) Re-development of planned Commercial areas.

- (a) Hon'ble Lt. Governor observed that there are commercial areas in Delhi which are in existence prior to MPD-1962, such as Khan Market, Green Park, etc., and were planned on the lines of "shop-cum-residence plots". In view of the general increase in FAR in residential plots; etc., the request of the shop owners of these markets located on prime land also needs to be examined in the context of the present ground realities. It needs to be kept in view that these commercial centres have grown over the years to sub-city level commercial centres. However, care should be taken that we should not allow loading on existing buildings. They should be allowed to expand only if additional space is available to accommodate the increased FAR.
- (b) It was informed that in MPD-2021 (para 5.6.2) it is mentioned that "Existing built up commercial centre may be redeveloped, if need be with enhanced FAR subject to payment of appropriate levies". The re-development of such old commercial areas can accordingly be undertaken by the local body with enhanced FAR. Further as part of the "Guidelines for Re-development Scheme" in para 3.3.2 (v) of MPD 2021 it is proposed to incentivize the redevelopment by permitting FAR of 50% over and above, the existing permissible FAR. The group felt that this provision can be adopted for redevelopment of commercial areas also.
- (c) Sh. Vijay Risbud, Advisor, NPIIC suggested that Commercial areas planned prior to 1962 needs re-construction and FAR should not be given on individual plots. Parking, connectivity etc. needs to be duly examined, while preparing re-development plans.
- (d) Prof. Bahaduri, SPA emphasized the need of incorporating such commercial centres with adjoining residential areas. These commercial centres need to be incorporated as part of Local Area Plans (LAP).
- (e) Mrs. Romi Roy, Sr. Consultant, suggested that transportation and infrastructure issues need to be taken into account.
- (f) Dr. Shekhar Shah, DG, NCAER mentioned that there is a huge talent/pool of expertise available in Delhi and in this Country which could help in industrializing design and development. For this, open competitions could be held.
- (g) Hon'ble L.G. welcomed the suggestion that design competitions be organized by the Local bodies for re-development schemes. He further also suggested that the Chairman NDMC may also be invited as a member of this Advisory Group.

(h) Shri Romesh Sabharwal, Special Invitee drew attention to the improper way of implementing the provisions of the Master Plan as well as the fact of designing and constructing buildings in Delhi in an illegal manner. This has seriously affected the cities' planning. Hence, these aspects are to be taken into consideration.

- (i) Based on above suggestions, it was decided that the re-development plans for following commercial areas in consultation with stake holders be got prepared by the local body as a pilot project & these be suitably incorporated in the LAP.
- NDSE (Pt. I & II) by Municipal Corporation of Delhi.
 - Khan Market by NDMC.
 - Sarojini Nagar by NDMC.

Action – Chief Town Planner (MCD)
Chief Architect (NDMC)
Director (MPR)

ii) Provision for existing Temporary Cinemas in MPD 2021:

Commissioner (Plg.) II, DDA informed that the information about the existing use, extent of built up area, ownership status etc. on each of these plots have been collected and the individual cases shall be placed before next Technical Committee meeting. Hon'ble L.G. directed that this should be dealt on priority.

Action – Commissioner (Plg.) I & II, DDA

iii) Permissibility of activities in Ridge/Regional Park.

a) Secretary (Environment), GNCTD informed that his department is working on finalization of the boundaries of ridge/ regional park based on the earlier notifications. The help of DSSDI is also being taken up for preparation of digital map. The exercise is likely to be completed within 3-4 months.

b) Hon'ble L.G. stated that private land owners having land in the ridge area have to be permitted certain types of basic uses of their land e.g. for low-rise shelter, rearing milch cattle, etc. Hence DDA should consider approaching the Hon'ble Supreme Court for modification of its orders of 1996. It was decided that Transferable Development Rights (TDR) and/or allotment of alternative plots etc., to the private land owners in Ridge could also be explored.

Action – Secretary Environment, GNCTD

iv) Amalgamation of plots

This issue has been discussed and it has been decided that amalgamation of plots will be permitted as long as there is no change in the usage of land and no change in the FAR.

- v) Transit oriented development policy along development norms at Metro Stations. & Review of parking policy norms & standard.

Ms. Romi Roy, Senior Consultant (UTTIPEC), DDA informed that draft proposal is likely to be discussed during the next meeting of Governing body of UTTIPEC. Regarding TOD concept for Mehrauli - Gurgaon road, DMRC has also appointed a consultant and the study is likely to take 2-3 months.

Action – Director (UTTIPEC), DDA

- vi) Revisiting physical infrastructure provision

- a) Commissioner(Plg.)II informed that, in spite of letters and reminders to all the local Service providing agencies e.g. DJB, I&F, MCD (CSE), & Power Department, GNCT-Delhi etc., no inputs have been received about the augmentation works undertaken by them during 2007-11 & the action plan for 2011-16 from them till date. He further suggested that a separate meeting can be organized under the chairmanship of Hon'ble L.G. with these departments.

Action – Director (MPR), DDA

- b) Hon'ble L.G. referred to the decision taken by DDA to make DDA's new Housing schemes self-sufficient in all respects, such as water supply, solid waste management, recycling and re-use of water, and also to include this expenditure in the cost of the project at the formulation stage itself. Other departments can also follow similar practices for their housing projects.

Action – Commissioner MCD
Commissioner NDMC

- c) Representatives of SPA stated that information relating to service providers should be in the public domain for the benefit of the citizens.

B) ATR on AG of 04.11.2011.

- i) Property Development along Transport Corridors

It was informed that to study the economic benefits of property development along transport corridors, a Task Force has been set up by the Ministry of Urban Development.

- ii) NCAER study regarding evaluation of Land Pooling

- a) D.G (NCAER) briefed the Group about the progress of the study. He stated that while this study is being done it will be necessary that local bodies & DDA must develop in-house capabilities to undertake scrutiny and monitoring, ensure compliance & put in place the organizational machinery to regulate implementation of this policy in a transparent and user-friendly manner.

b) Sh. Vijay Risbud, Advisor, NPIIC informed that Vijaywada Urban Development Authority has prepared model policy for re-development of private land and copy of the same can be provided to the NCAER.

c) Hon'ble L.G. appreciated the concern by DG (NCAER) and decided that a separate meeting should be organized at Raj Niwas to review the status of the NCAER study. Besides, a presentation should also be made before the Advisory Group on the progress so far.

Action – Director (MP), DDA
CLA, DDA

iii) Smt. Naini Jayaseelan, Member Secretary NCR Board informed that railway freight infrastructure corridors namely DMIC, DFC & RRTS etc. are being implemented and Delhi portion needs to be incorporated in MPD-2021. This could be implemented by imposing 'transaction tax' on designated corridors.

Action – Chief Planner, NCRPB

5. Review of Actions taken on Minutes of the Management Action Group (MAG) meetings placed before Advisory Group for information –

i) Meetings of MAG on "Enforcement & Monitoring" held under the chairmanship of V.C. DDA on 3.11.11 and on 28.12.11.

ii) Meeting of MAG on "Common Platform & Building Approval" held under the chairmanship of Engineer Member, DDA on 12.12.11.

Advisory Group noted the minutes of above Management Action Groups. The modifications suggested by MAGs were discussed as separate agenda item.

6. A. Presentation of the Items Recommended for Processing Amendment In MPD-2021 by Management Action Groups.

i) Commissioner(Plg.)II informed that modifications in MPD-2021 based on the minutes of the meeting of above MAG's have been prepared for consideration of the Advisory Group. These after consideration by AG are to be put up to the Authority & MoUD for issue of public notice to invite public objections/ suggestions.

OSD (Plg.) MPPR made a presentation with following detail:

Chapter No./ Section of MPD	Provision in MPD 2021	Proposed Amendment (Indicated in bold italics)
4.0 SHELTER	4.3 Night Shelter One night shelter shall be provided for 1 lakh population.	One night shelter shall be provided for 5 lakh population.
4.4.3 B	Residential Plot – Group Housing Para ii Additional floor area up to a maximum of 400 sqm shall be allowed to cater to community needs such as community/ recreational hall, crèche, library, reading room and society office. In addition to	Para iii Additional floor area at the rate of 0.5% of permissible FAR subject to maximum of 1000 sqm shall be allowed free from FAR to cater to community needs such as community/ recreational hall, crèche,

	<p><i>above, 100 sqm area shall be permissible for Senior Citizen recreation Room.</i></p> <p>Para v The developer shall ensure that minimum 15% of FAR or 35% of the dwelling units, whichever is more, are constructed for Community- Service Personnel/ EWS and lower category. Such flats should have a carpet area between 25-40 sqm. [This 15% FAR or 35% of the Dwelling Units for Community Service Personnel/ EWS and lower category housing would be over and above 200 permissible FAR and density mentioned at (I) (a), (b) & (c) above. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/ EWS and lower Income category.]</p>	<p>library, reading room, senior citizen recreation room and society office.</p> <p>Para v The developer shall ensure that <i>minimum 15% of the proposed FAR</i> to be constructed for Community- Service Personnel/ EWS and lower category. Such flats should have a carpet area between 25-40 sqm. [This 15% of the proposed FAR for Community Service Personnel/ EWS and lower category housing would be over and above 200 permissible FAR and density mentioned at (I) (a), (b) & (c) above. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/ EWS and lower Income category.]</p>
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7.0 INDUSTRY	Provision In MPD 2021	Proposed Amendment																																													
7	<p>Table 7.2: Norms for Land Distribution in Industrial Areas</p> <table border="1"> <thead> <tr> <th>S.no</th> <th>Use Premises</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Industrial Plots (Net Area)</td> <td>55-60</td> </tr> <tr> <td>2.</td> <td>Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.</td> <td>10-12</td> </tr> <tr> <td>3.</td> <td>Commercial: Shopping Centre, Petrol Pumps, Guest House/ Budget hotels, Lodging and Boarding, Service and repair Shops, Communication/ Telephone Exchange, etc.</td> <td>2-3</td> </tr> <tr> <td>4.</td> <td>Facilities Public and Semi Public: Fire Station/ Fire Post, Police Station/ Police Post, Hospital/ Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc.</td> <td>8-10</td> </tr> <tr> <td>5.</td> <td>Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal truck parking, Goods Vehicle Parking etc.</td> <td>18-20</td> </tr> <tr> <td></td> <td>Total</td> <td>100</td> </tr> </tbody> </table>	S.no	Use Premises	%	1.	Industrial Plots (Net Area)	55-60	2.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	10-12	3.	Commercial: Shopping Centre, Petrol Pumps, Guest House/ Budget hotels, Lodging and Boarding, Service and repair Shops, Communication/ Telephone Exchange, etc.	2-3	4.	Facilities Public and Semi Public: Fire Station/ Fire Post, Police Station/ Police Post, Hospital/ Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc.	8-10	5.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal truck parking, Goods Vehicle Parking etc.	18-20		Total	100	<table border="1"> <thead> <tr> <th>S.no</th> <th>Use Premises</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Industrial Plots (Net Area)</td> <td>45-50</td> </tr> <tr> <td>2.</td> <td><i>Residential</i></td> <td><i>15-20</i></td> </tr> <tr> <td>3.</td> <td>Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.</td> <td>8-10</td> </tr> <tr> <td>4.</td> <td>Commercial: Shopping Centre, Petrol Pumps, Guest House/ Budget hotels, Lodging and Boarding, Service and repair Shops, Communication/ Telephone Exchange, etc.</td> <td>2-3</td> </tr> <tr> <td>5.</td> <td>Facilities Public and Semi Public: Fire Station/ Fire Post, Police Station/ Police Post, Hospital/ Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc.</td> <td>6-8</td> </tr> <tr> <td>6.</td> <td>Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal truck parking, Goods Vehicle Parking etc.</td> <td>16-18</td> </tr> <tr> <td></td> <td>Total</td> <td>100</td> </tr> </tbody> </table> <p><i>In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities.</i></p>	S.no	Use Premises	%	1.	Industrial Plots (Net Area)	45-50	2.	<i>Residential</i>	<i>15-20</i>	3.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	8-10	4.	Commercial: Shopping Centre, Petrol Pumps, Guest House/ Budget hotels, Lodging and Boarding, Service and repair Shops, Communication/ Telephone Exchange, etc.	2-3	5.	Facilities Public and Semi Public: Fire Station/ Fire Post, Police Station/ Police Post, Hospital/ Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc.	6-8	6.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal truck parking, Goods Vehicle Parking etc.	16-18		Total	100
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13 SOCIAL INFRA-STRUCTURE	No provision in MPD-2021	<p>In Table 13.6: Development Controls for Education Facilities (Higher Education) Para 5 to be added.</p> <p>College</p> <p>i) In case of old colleges plot will be divided as follows:</p> <table border="1"> <thead> <tr> <th>Area per college</th> <th>4.0 ha</th> <th></th> </tr> </thead> <tbody> <tr> <td>College building area</td> <td>1.8 ha</td> <td>45%</td> </tr> <tr> <td>Play field area</td> <td>1.8 ha</td> <td>45%</td> </tr> <tr> <td>Residential including hostel area</td> <td>0.4 ha</td> <td>10%</td> </tr> </tbody> </table> <p>ii) In case of variation in area the % to be followed</p> <p>iii) Development control norms for academic/ college building area & residential will be same as para 4 above.</p>	Area per college	4.0 ha		College building area	1.8 ha	45%	Play field area	1.8 ha	45%	Residential including hostel area	0.4 ha	10%
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15 MIXED USE REGULATIONS 15.7 other Activity	15.7.1 sub-para (e) Fitness centre (including gymnasium, yoga/ meditation centre) [as existed on 7.2.2007]	15.7.1 sub-para (e) Fitness centre (including gymnasium, yoga/ meditation centre) [as existed on 12.8.2008]

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17 DEVELOPMENT CODE CLAUSE 8	Sub/ Clause 8(2) PERMISSION OF USE PREMISES IN USE ZONES	Sub/ Clause 8(2) PERMISSION OF USE PREMISES IN USE ZONES																																																																						
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CLAUSE 8	Sub-clause 8 (5) (b) The basement(s) <i>above the plot level</i> shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation;	Sub-clause 8 (5) (b) "The Basement(s) <i>beyond building line</i> shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation".
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- ii) Hon. L.G. enquired about permissibility of residential activity in redevelopment of planned industrial area. It was clarified that as per the regulations notified vide S.O. 683(E) dated 01.04.2011 Para 2.12 permits comprehensive redevelopment of part of the industrial estates/ area with incentive FAR on minimum 4 Ha with proposed land distribution as given in Table 7.2 of MPD-2021 with certain conditions. With the proposed modification in the land distribution as proposed by MAG it would be possible to take up residential development as part of comprehensive redevelopment up to 15 – 20% of the industrial estate/ part area taken up for redevelopment.
- iii) Advisory Group recommended the above modifications as given in Para 6 A(i) for consideration of Authority and further processing under Section 11(A) of DD Act, 1957.

B. Modifications as per the Minutes of the Meeting of Secretary (UD) MoUD GOI dated 11.10.2011

- (i) Draft Guidelines for "redevelopment of influence zone along MRTS & major transport corridor, underutilized / low-density areas, special area, resettlement colonies, villages, unauthorized colonies & JJ clusters" & Draft Guidelines for "redevelopment of clusters of industrial concentration in non-conforming areas / unplanned industrial areas" approved by the Authority were discussed with stake holders, in a meeting under the Chairmanship of Secretary, (U.D.) MOUD, GoI on 11.10.2011. The minutes of the meeting were issued vide No.K.12011/10/2008-DDIB dt. 1.11.11. In the minutes, the modifications have been suggested under following 3 categories:
 - a) Modifications in the Draft Guidelines/ Regulations that can be made within the existing framework of MPD- 2021
 - b) Modifications that can be processed under Section 11 A for amendment in MPD-2021.
 - c) Other modifications that require consideration by MAG.
- (ii) The following proposed modifications which can be processed under Section 11(A) for amendment in MPD-2021 are:

(a) In the context of Draft guidelines for redevelopment of influence zone along MRTS & major transport corridor, underutilized / low-density areas, special area, resettlement colonies, villages, unauthorized colonies & JJ clusters

Chapter No./ Section of MPD	Provision in MPD 2021	Proposed Amendment (Indicated in bold italics)
<p>3 DELHI URBAN AREA 2021 3.3.1</p>	<p>REDEVELOPMENT STRATEGY The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment of a minimum area of 4 hectares. Some of the areas identified are:</p>	<p>REDEVELOPMENT STRATEGY The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment and some of the areas identified are:</p>
	<p>3.3.1.1 Planned Areas A. Influence Zone along MRTS and major Transport Corridor i. <i>Maximum up to 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.</i></p>	<p>3.3.1.1 Planned Areas A. Influence Zone along MRTS and major Transport Corridor i. <i>About 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor to be considered as Influence Zone.</i></p>
	<p>iii. The approval of schemes will be granted <i>only after commencement of execution</i> of the respective phase of MRTS.</p>	<p>iii. <i>The approval of schemes will be granted after the approval/Notification of respective phase of MRTS.</i></p>
	<p>vii. The following areas shall be excluded from the enhancement of FAR: -</p> <ul style="list-style-type: none"> ▪ Lutyens' Bungalow Zone, Chanakya Puri., DIZ Area and Matasundari Area. ▪ Civil Lines Bungalow Area. ▪ Monument Regulated Zone (As per ASI guidelines). ▪ <i>Property development of DMRC</i> ▪ <i>Comprehensive commercial schemes.</i> 	<p>The following areas shall be excluded from the enhancement of FAR: -</p> <ul style="list-style-type: none"> ▪ Lutyens' Bungalow Zone, Chanakya Puri. ▪ Civil Lines Bungalow Area. ▪ Monument Regulated Zone (As per ASI guidelines).

(b) In the context of draft Guidelines for redevelopment of clusters of industrial concentration in non- conforming areas / unplanned industrial areas :

Chapter No./ Section of MPD	Provision In MPD 2021	Proposed Amendment (Indicated in bold italics)
<p>7.0 INDUST RY 7.6.2.1</p>	<p>vi) Other stipulations shall include:</p> <p>a. <i>Minimum</i> 10% area is to be reserved for circulation / roads / service lanes.</p> <p>b. <i>Minimum</i> 10% of semi-permeable surface for parking and loading / unloading areas.</p> <p>c. <i>Minimum</i> 10% of total area to be reserved for infrastructure requirements likes CETP, Sub-Stations. Pump House, Fire Station, Police post, etc. as per the norms.</p> <p>d. Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting; and Drainage plan as per norms.</p> <p>e. 8% of the cluster area shall be reserved for parks / green buffer.</p> <p>f. Plots measuring more than 100 sqm to have minimum 9.0 m. ROW.</p>	<p>7.6.2.1</p> <p>vi) Other stipulations shall include:</p> <p>a. <i>About</i> 10% area is to be reserved for circulation / roads / service lanes.</p> <p>b. <i>About</i> 10% of semi-permeable surface for parking and loading / unloading areas.</p> <p>c. <i>About</i> 10% of total area to be reserved for infrastructure requirements like CETP, Sub-Stations. Pump House, Fire Station, Police post, etc. as per the norms.</p> <p>d. Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting; and Drainage plan as per norms.</p> <p>e. 8% of the cluster area shall be reserved for parks / green buffer.</p> <p>f. Plots measuring more than 100 sqm to have minimum 9.0 m. ROW.</p>

(iii) Advisory Group recommended the above modifications as given in Para 6B(i) for consideration of Authority and further processing under Section 11(A) of DD Act, 1957.

7. Guidelines on Transferable Development Rights & Policy Regarding Permissibility of Motels as per MPD-2021.

Due to paucity of time above item was deferred.

8. ANY OTHER ITEM

- I) Hon'ble L.G. informed the members of the Advisory Group that It is proposed to organize 'Open House' in various Districts/Zones of Delhi for inviting public suggestions from the individuals, RWAs, Govt. Deptt & all the Stake holders etc. on Review of MPD-2021. Commissioner (Plg.)II presented the tentative schedule for conducting 'Five Open Houses Meets' in Central, North, East, West& South Districts through moderator for further processing the suggestion through MAG and thereafter under Section 11(A) of DD Act.


Action – Director (MPR), DDA

- II) Secretary (Environment), Chairman of Management Action Group "Environment Planning and Co-ordination" informed that the meeting of the Group was held on 10.1.2012 and templates are being prepared on various aspects of the Environment by GNCTD. Secretary (Environment), GNCTD briefly presented the Environmental aspects related to Delhi with the help of a power point presentation. Hon'ble LG appreciated the presentation & requested Secretary (Environment) GNCTD to provide specific planning inputs through his MAG for suitable incorporation in MPD 2021.

Action – Secretary (environment) & MAG

9. Hon'ble LG decided that the next meeting of AG be scheduled for 23.02.2012 at 11 AM. He concluded the meeting by appreciating the hard work being done by the Master Plan Review Team.

The meeting ended with vote of thanks to the Chair.


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

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