



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

No. F.1 (5)2011/Dir.(Plg)MPR & TC/

Date: 26.04 .2012

Sub: Minutes of the 3rd Meeting of Management Action Group on "Enforcement & Plan Monitoring" for Review of MPD-2021

Third Meeting of Management Action Group (MAG) on "Enforcement & Plan Monitoring" was held on 17.04.2012 under the Chairmanship of Vice Chairman, DDA, at Conference room, B-Block, Vikas Sadan, INA. The copy of the approved minutes are enclosed herewith for further necessary action.

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

Copy to:

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|--|----------|
| 1. Vice Chairman, DDA | Chairman |
| 2. Engineer Member, DDA | Member |
| 3. Pn. Secretary (Urban Development), GNCTD, Delhi | Member |
| 4. Commissioner (MCD) | Member |
| 5. Chairperson (NDMC) | Member |
| 6. Commissioner (Plg) I, DDA | Member |
| 7. Commissioner (Plg) II, DDA | Member |
| 8. Commissioner (LM), DDA | Member |
| 9. Commissioner (LD), DDA | Member |
| 10. Director (DD), MoUD | Member |

CO-OPTED EXPERT MEMBERS

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

SPECIAL INVITEES

1. Chief Architect, DDA
2. Chief Town Planner, MCD
3. Director (Plg.) MP, DDA



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6TH Floor: Vikas Minar
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No.F.1(5)/2011/Dir.(Plg.)MPR &TC/

Dt: 26.04.2012

Subject: Minutes of the 3rd Meeting of the Management Action Group “Enforcement & Plan Monitoring” held on 17.4.2012 under the Chairmanship of Vice Chairman, DDA.

The third meeting of the Management Action Group on “Enforcement & Plan Monitoring” was held on 17.4.2012 under the Chairmanship of Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following members / co-opted Expert Members/ Special Invitees attended the meeting.

- Vice Chairman Chairman
- Engineer Member, DDA
- Commissioner (Plg)I, DDA
- Commissioner (Plg)II, DDA
- Chief Architect, DDA
- OSD(Plg)MPR, DDA
- Sr. Town Planner, MCD
- Suptdg. Engineer (Bldg)MCD
- Sh. S.C. Gupta, Ex. Addl, Commr. (Plg)
- Sh. V.K. Bugga, Ex, Chief Town Planner, MCD
- Director (Plg)MP, DDA
- Director (Plg) MPR,DDA
- Dy. Director (Plg),VC office,DDA

Vice Chairman, DDA welcomed all members and Special Invitees for the 3rd meeting of the Management Action Group **“Enforcement & Plan Monitoring.”** Thereafter Director (Plg) MPR gave back ground of the issues to be discussed in the meeting.

1. Confirmation of the minutes of the 2nd meeting of “Enforcement & Plan Monitoring held on 28.12.2011

Since there were no observations by any members, the minutes of the meeting of 28.12.2011 were confirmed.

2. Review of Action Taken Note of second meeting of MAG held on 28.12.2011

Director (Plg)MPR has presented the status of Action Taken:

- i) **TDR:** It was informed that Advisory Group under the Chairmanship of Hon'ble L.G in its meeting held on 23 / 02 / 2012 has constituted a group under the chairmanship of V.C. DDA to work out policy for TDR. Advisor, NPIIC has mailed / circulated the draft proposal to the members of the group for observations. Based on the observations / suggestions by the members, these will be modified for discussion in Management Action Group under the Chairmanship of Vice Chairman, DDA

Action: (Advisor, NPIIC)

- ii) Sh. Gupta, former Addl. Commr. DDA informed that in MPD-2021 maximum plot size prescribed for plotted industrial development is 400 sqm. and needs to be reviewed. It was clarified that this is applicable only in case of planning of new industrial area where new development is envisaged on plotted basis. However, for flatted Industries the minimum plot size as per MPD 2021 is 400 sqm.(Refer Table 7.3)

- iii) Vice Chairman, DDA felt that the perspective plans of service providing agencies incorporated in MPD-2021 needs updating based on policy decisions, court orders etc. It must be ensured that there are no contradictions between the contents of the chapter of physical infrastructure and annexures. It was informed that draft letters to the heads of the MCD, DJB and Power Department, GNCTD are separately being put up in the file.

Action: Dir (MPR), DDA

3. Vertical growth to de-congest Delhi: Suggestion printed in Newspaper clipping in Times of India dt. 20.12.2011 (**Diary no. 1728 dt. 18.02.2012**)

City structure of Delhi has been conceived with hierarchy of commercial centres e.g. CBD, District Centers and Community Centers etc. in descending order of functions. With the development and introduction of MRTS need is felt to connect these scattered nodes. The high-rise developments as part of planned commercial centres interlinked by intensive development along MRTS corridor are expected to provide urban form to the city. Thus MPD-2021 has removed height restrictions in commercial centres. However, these are subject to clearance from AAI, Delhi Fire Service, statutory bodies etc.

Restrictions on tall buildings would be necessary in important areas like Lutyen's Bungalows Zone, Civil lines and North Delhi University campus. In case of Urban Extensions, for specific Urban Design projects, tall buildings in terms of height should be identified.

The members observed that, vertical growth is linked with the density and availability of infrastructure. In the metropolitan cities of developed countries, mostly vertical development is proposed in Central Business District. The peripheral areas are mostly with low rise, low density development. The overall density of the city is important and is directly related to the character of the city. In Delhi, overall density is to be linked to the existing natural features like river/ ridge, heritage areas

and proposed green belt along NCTD boundary. Within overall prescribed area/zonal level density, areas for tall buildings / high density including TOD can be suitably located depending on existing & proposed capacities of transport network and capacity to augment essential infrastructures services etc. in such area.

Action: Dir (MPR), DDA

- 4. Planning norms and standard for Educational Facilities (Primary school)** Suggestion received from MoUD(letter no. K-12011/4/2011-DDIB, Dy. No. 1806 dt. 113.02.2012 and letter no. J-13036/4/2012-DDIB, Dy. No. 1782 dt. 29.02.2012)

As a part of preparation of MPD-2021, a sub-group on Social infrastructure was formed. The group after consultation with all the concerned has recommended revised space standards laying emphasis on redevelopment and higher densities proposed in MPD-2021. In case of unauthorized colonies, old areas, villages etc. Sr. Secondary School and Primary School sites are the only facility area that may provide some lung spaces/ play areas etc. In view of this the members did not agree for any further reduction of plot sizes for schools. Hence, no amendment in Master Plan norms was recommended.

Action: Dir (MPR), DDA

- 5. Regularization of educational institutions of Delhi:** Suggestion received from Delhi State Public Schools Management Association (File no.- F20(19)96-MP/Pt)

The request to regularize the existing educational institutes even if these are on rental buildings was discussed. It was clarified that the regularization of educational pre existing institutions in Delhi is being dealt as per policy approved by DDA in 2008 and as per the provisions of notified Zonal Development Plans approved by Central Govt. Ownership of land is one of the important pre-requisites for processing of land use and building permits as per building bye-laws. The Members observed that in view of safety considerations such facilities may continue to be governed as per the approved policy. No Master Plan amendment is recommended.

Action: Dir (MPR), DDA

- 6. Regularization of Unauthorized Colonies:** Representation of Jan Sangharsh Vahini (Diary no. K-12011/4/2011-DDIB dt. 26.12.2011 & DDA Dy. No. 557 dt. 03.01.2012)

The suggestions as given by the representatives were discussed and following decisions were taken:

- (i) The problems faced by colonies in regularization of unauthorized colonies in Zone M, due to acquisition of land for planned development was highlighted. It was clarified that “policy for regularization of unauthorized colonies” is approved by the Central Government. Hence all the cases are being examined by GNCTD / MCD as per this policy. Hence, no amendment in MPD-2021 is involved.
- (ii) The utilization of land surrendered by large industries for construction of multi story buildings / residential flats was objected. It was suggested that the land so vacated should be used for facilities, labour housing etc. It was clarified that such

cases are dealt as per the orders of Hon'ble Supreme Court of 1996. The land surrendered to DDA is being utilized for recreational areas etc. as per this policy/orders. Hence, no amendment in MPD-2021 is recommended.

(iii) The redevelopment process undertaken by public agencies is not adequate and concept of "self sufficient community" should be followed. The existing jhuggie jhopri clusters should be re-constructed at same location. Adequate provision should be made for hawkers and informal trade in such areas. It was clarified that above two suggestions are also being implemented by the local body as per approved government policies and the provision of MPD-2021. Hence, no amendment in MPD-2021 was recommended by the Group.

Action: Dir (MPR), DDA

Samiti was further informed that Open House for Zone M & N is being organized by DDA on 1st May, 2012 in DDA Rohini Project office. Additional suggestions if any can be forward for consideration during the Open House Meets or through post to DDA

Action: Dir (MPR), DDA

The meeting concluded with thanks to chair.



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

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All invitees