



**DELHI DEVELOPMENT AUTHORITY**  
Office of the OSD(Plg.) MPPR  
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No. F.1(41)2012 /Dir.(Plg)MPR/TC

Date: 20<sup>th</sup> March, 2012

**Subject: Minutes of the Fourth Meeting of the Advisory Group on Review of MPD-2021 held on 23.02.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.**

The fourth meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 23.02.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The List of Members/Participants is enclosed (Appendix-A).

2. Hon'ble Lt. Governor, Delhi welcomed the members and the special invitees to the fourth meeting of the Group. Thereafter, agenda items, along with presentations, were taken up for discussion.

**3. CONFIRMATION OF THE MINUTES OF THE 3<sup>RD</sup> MEETING OF ADVISORY GROUP HELD ON 12.01.2012**

Since there were no suggestions, the minutes were confirmed.

**4. REVIEW OF ACTION TAKEN NOTE ON MINUTES OF THE MEETING OF 3<sup>RD</sup> ADVISORY GROUP HELD ON 12.01.2012**

**i) Re-development of Planned Commercial Areas –**

- a) Hon'ble LG enquired about the action taken by MCD/NDMC in this regard. Chief town Planner MCD informed that redevelopment of NDSE Markets Part I/ II, Khan Market & Sarojini Nagar would be appropriately addressed in Local Area Plans with reference to transportation and infrastructure issues. Hon'ble Lt. Governor directed MCD & representative of NDMC to have urgent consultations with stake holders for organising design competitions for redevelopment of the shopping areas and not wait for finalisation of the Local Area Plan, which may take much more time.
- b) Dy. Chief Architect, NDMC informed that the Khan Market area has been taken up for redevelopment, and in the process, the old staff quarters are being proposed to be demolished to make way for additional infrastructure in that area. He also stated that in some of these areas, different floors are owned by different persons, and this can come in the way of smooth redevelopment.
- c) Representative of Indian Institute of Architects (IIA) suggested that NDMC may work out the parameters and monitor the preparation of redevelopment scheme with the help of Local market associations. Hon'ble LG welcomed the suggestion and directed that this consultative and inclusive process should be adopted and a mutually agreed phased plan of implementation be worked out.

Action: NDMC, MCD

- ii) Provision for existing Temporary Cinemas in MPD 2021 –
- a) It was informed that the matter was placed before the Technical Committee of DDA, in its Meeting held on 13.02.2012, and it has been decided that the concerned DDA officers will prepare case by case report in terms of the common parameters as given in MPD-2001. This will help to view how many temporary cinemas can be accommodated within the parameters so that the policy for modification in MPD-2021 can be formulated.
  - b) Hon'ble Lt. Governor suggested that an interactive meeting with Temporary Cinema owners be held before finalizing any Policy in this behalf for incorporation in MPD-2021.  
Action: DDA
- iii) Permissibility of activities in Ridge/Regional Park.
- a) Secretary (Environment), GNCTD informed that there is disparity between the Revenue Maps, Forest Area and Regional Park in MPD-2021. The Forest Department of the GNCTD has already started a survey in various parts of Delhi to demarcate the forest boundaries under the Forest Act.
  - b) Hon'ble L.G. reiterated that private land owners having land in the ridge area have to be permitted certain types of basic uses of their land e.g. low-rise shelter, rearing of milch cattle, etc. Hence GNCTD/DDA should take steps to make the Hon'ble Supreme Court for reconsideration of its orders of 1996.  
Action: Secy. Environment, GNCTD/ CLA, DDA
- iv) Amalgamation of plots
- The issue related to amalgamation of plots for hotels/ nursing homes etc. in commercial areas was discussed. It was resolved that a specific amendment be brought in, clarifying that the amalgamation of such plots may be allowed provided there is no change in the permitted land use and FAR.  
Action: Director (MPR), DDA
- v) Revisiting physical infrastructure provision
- a) The group observed that the rate of growth of population of Delhi as per Census 2011 has fallen relating to earlier projections. However, infrastructure provisions should be made for the projected population, as per MPD-2021, i.e. 230 lakhs by 2021.
  - b) Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA emphasized on the role of the service providing agencies in urban extension areas. These agencies should revisit their infrastructure plans based on notified Zonal Development plans.
  - c) VC, DDA highlighted the need to improve supply side of physical infrastructure and all the concerned agencies must indicate their revised targets up to 2021 for suitable incorporation in MPD 2021.  
Action: Director (MPR), DDA
- vi) NCAER study regarding evaluation of Land Pooling
- a) Hon'ble Lt. Governor appreciated the work done by NCAER based on the presentation given by them on 21.02.2012 at Raj Niwas. He advised them to make a formal presentation in the next Advisory Group meeting
  - b) DG, NCAER appreciated the co-operation received by his team from DDA officers. DG, NCAER suggested to have another meeting with officers of DDA for their inputs, before the final presentation is made at Raj Niwas.  
Action: DG, NCAER

vii) Proposed amendments in MPD-2021

It was informed that the amendments recommended by the Advisory Group in the meeting of 12.01.2012 shall be placed before the Authority for further processing under Section 11 A of DD Act. During the discussions members felt that the residential activity in industrial use needs to be restricted to housing of industrial workers and supervisors only. The advisory group recommended the following break –up for industrial housing:

- Industrial Workers Housing (Category I) of MPD-2021 – 80% DUs
- Entrepreneurs/ Supervisor (Category II & III) of MPD-2021 – 20% DUs

Action: Director (MP), DDA

5. **STATUS OF THE MANAGEMENT ACTION GROUP (MAG) MEETINGS PLACED BEFORE ADVISORY GROUP FOR INFORMATION**

(i) Meeting of MAG on "Environmental Planning and Co-ordination" under the chairmanship of Secretary Environment, GNCTD on 10.01.12.

- a) Secretary Environment, GNCTD informed about the preparation of the templates and circulation to the members.
- b) Prof. Bahaduri of SPA highlighted the need to incorporate the planning provisions for disaster management in the Delhi Master Plan, so as to reduce the risk from disasters. Hon'ble LG directed that the MAG on building regulations should look into these aspects. He also suggested that a copy of the minutes of the MAG be sent to the SPA for their inputs, if any.

Action: Secretary Environment, GNCTD

(ii) Second meeting of MAG on "Common Platform & Building Approval" held under the chairmanship of Engineer Member, DDA on 31.01.12.

- a) EM, DDA, Chairman of MAG emphasised the need for a study regarding basement and stilt parking in residential plots, before taking a decision for prescribing a minimum plot size for stilts. Hon'ble LG suggested that studies be done, concurrently by SPA and the Civil Enquiring Department of Delhi Technological University that SPA should consult with DDA/ MCD, based on a few case studies.
- b) Spl. Invitee, Sh. Sabharwal informed that floor wise construction of residential plots is being undertaken on a large scale with provision of lifts, but mostly, without proper inspection/ certification.

Hon'ble LG requested Principal Secretary, (Urban Development) for a report and strict enforcement of law in this regard.

Action: Principal Secretary, GNCTD.

(iii) Meeting of MAG on "Information Technology and GIS Co-ordination" under the chairmanship of Secretary IT, GNCTD on 07.02.12.

Secy. IT informed that the meeting of MAG was held on 07.02.2012. He further stated that the 3D GIS database created by the DSSDI for Delhi can be used as a tool by all. The updated information regarding the availability of data / maps are to be provided to DSSDI. The exercise of superimposition of notified Zonal Development Plans on 3D GIS data is likely to be completed by March 2012. However, there may be some mismatch while superimposing Zonal Development Plans and layout plans. A decision to rectify these deficiencies may have to be taken by the competent Authority at the appropriate stage.

Action: Secretary IT, GNCTD

**6. PRESENTATION OF ITEM RECOMMENDED BY TECHNICAL COMMITTEE REGARDING PERMISSIBILITY OF "CORPORATE OFFICE" IN "CONVENIENT SHOPPING CENTRE" AS PER MPD-2021 PROVISIONS- CLARIFICATION BY MCD.**

- i) The Modifications in MPD- 2021 based on the minutes of the Technical Committee held on 13.02.2012, vide Item No. 29/11 were presented:

PROPOSED MODIFICATION IN MPD-2021 FOR CONSIDERATION			
Provision in MPD-2021		Proposed Amendment	
5.2 Hierarchy of Commercial Areas		5.2 Hierarchy of Commercial Areas	
In Table 5.1: Five-Tier System of Commercial Area		In Table 5.1: Five-Tier System of Commercial Areas	
Tier	V	Tier	V
Population	About 5,000	Population	About 5,000
	Convenience Shopping Centre		Convenience Shopping Centre
Area (ha)	0.1	Area (ha)	0.1
Activities Permitted	Retail Shopping, Local Level service activities, Repair office, Bank, ATM, Informal trade, restaurant	Activities Permitted	Retail Shopping, Local Level service activities, Repair office up to 50 sqm, Bank, ATM, Informal trade, restaurant
Action: Director (MP)			

After discussions, the Advisory Group agreed that there should be a cap on the size of the office, and recommended the above modification for consideration of Authority and further processing under Section 11(A) of DD Act, 1957.

- ii) Chief Town Planner, MCD informed that a number of queries have been received on the issue of extra FAR, for adding extra floors on structures. The Advisory Group unanimously recommended that no extra floors should be allowed on existing buildings to avail the additional FAR. LG directed MCD officers to put up a note for his formal orders in this regard, and also ensure compliance of it.

Action: Additional Commissioner (MCD)

- iii) VC, DDA mentioned about an initiative taken by NDMC some time back for redevelopment of Pandara Road Market with the help of stakeholders. LG observed that redevelopment of few planned commercial areas (CSC & LSC) be taken up by DDA as a Pilot Project. EM, DDA accepted to do this.

Action, EM DDA

**A. PRESENTATION OF THE ITEMS RECOMMENDED BY MAGS FOR REVIEW/ AMENDMENTS.  
IN THE MASTER PLAN FOR DELHI 2021.**

Proposed modifications in MPD-2021 for consideration		
Sl No.	Provision of MPD-2021	Proposed amendment
i)	<p>Chapter -6 , Sub Section-6.2 <b>Sub-city Level Market</b> Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential areas, these markets need to be redeveloped to overcome the environmental and traffic problems. The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub city level market to enable their relocation.</p>	<p>Chapter -6 , Sub Section-6.2 <b>Sub-city Level Market</b> Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. <i>To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given.</i> The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub city level market to enable their relocation.</p>
ii)	<p>Chapter 5.0 Trade and Commerce - Para 5.6.2 <b>Community Centre (CC) LOCAL Shopping Centre (LSC)/ Convenience Shopping Centre (CSC)</b> The LSC/CSC will cater to the day-to-day needs to the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. Having concentration of commercial activities, may continue subject to condition prescribed under the Mixed use Regulations. The existing built-up commercial; centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies.</p>	<p>Chapter 5.0 Trade and Commerce - Para 5.6.2 <b>Community Centre (CC) LOCAL Shopping Centre (LSC)/ Convenience Shopping Centre (CSC)</b> The LSC/CSC will cater to the day-to-day needs to the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. Having concentration of commercial activities, may continue subject to condition prescribed under the Mixed use Regulations. The existing built-up commercial; centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. <i>To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.</i></p> <p align="right">Action: Director(Plg.) MPR</p>

The Advisory Group recommended the above modifications for consideration of Authority and further processing under Section 11(A) of DD Act, 1957.

### **8. HIGHLIGHTS OF THE ISSUES RAISED/SUGGESTIONS RECEIVED IN DDA (UP TILL NOW) ON MPD 2021 REVIEW**

- i) The Advisory Group was informed that about 1747 suggestions have been received in DDA, out of which about 1500 are already uploaded on DDA Website. The broad breakup of issue wise suggestions was presented.
- ii) Planning Deptt. also briefed the Advisory Group about the classification and coding of suggestions received for generating UID and further informed that TCIL is being engaged to prepare an RFP for inviting bids from IT company to help, operate and manage the data.
- iii) Comm.(Plg)II. informed that a meeting was held between NIUA and DDA Officers. About 120 suggestions have been forwarded by MoUD to NIUA. NIUA officers are processing these suggestions as per the discussion held by them with MoUD.

### **9. A) GUIDELINES ON TRANSFERABLE DEVELOPMENT RIGHTS**

- i) Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA gave a presentation on Transferred Development Rights with approaches/ policies in Mumbai/ Chennai/ Bangalore.
- ii) Hon'ble LG appreciated the presentation and suggested that a committee under VC, DDA be constituted to work out further details, with the following members:
  - Addl. Commissioner, MCD
  - Advisor & Consultant, NPIIC, DDA
  - President IIA
  - Director SPA
  - Chairman DUAC
  - OSD(Plg.) MPPR
  - Sr. Consultants, UTIPEC
- iii) The report of the Committee to be first discussed in MAG on "Enforcement and Plan Monitoring" under the chairmanship of VC, DDA.

Action: Advisor & Consultant, NPIIC, DDA

### **9. B) POLICY REGARDING PERMISSIBILITY OF MOTELS AS PER MPD 2021**

- i) The provisions relating to Motels in the MPD- 2001, MPD-2021 and notifications were presented in brief. Hon'ble LG asked DDA Officers to bring this on the Agenda form in the next Authority meeting which is likely to be held on 12.03.2012.

Action: Director (MP), DDA

### **10. OTHER ITEMS**

- i) It was informed that Mr. Raj Rewal, Chairman, DUAC has prepared a paper on "Farmhouses in Delhi". This paper be distributed to all the members.

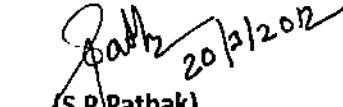
Action: Secretary DUAC
- ii) The representative of IIA raised concerns about building activities in unauthorized, regularized and in the provisionally regularized colonies. It was suggested that constructions should be as per the Building Bye laws and notifications related to Disaster Management, etc. Principal Secretary (Urban Development), GNCTD informed the role of GNCTD is restricted to fixing of boundaries of unauthorized colonies and that building activities are controlled by MCD.

Action: MCD

- iii) Sh. Sabharwal, Spl. Invitee suggested for a "campaign" for bye laws awareness at the Building Bye laws. Hon'ble LG welcomed the suggestion and informed that this issue is being discussed separately in a meeting with all concerned departments.
- iv) Due to paucity of time the Secy. Environment, GNCTD could not make the presentation. It was decided that this be the first item in the next Advisory Group meeting.

Action: Director (MPR), DDA

Hon'ble LG decided that the next meeting of AG be scheduled for 21.03.2012 at 11 AM.  
The meeting ended with vote of thanks to the Chair.

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

Copy to:

- All members of the Advisory Group
- Co-opted Members
- Special Invitees
- C.L.A., DDA