



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

No. F.1 (48)2012/Dir (Plg.)MPR/TC/

Date: 24<sup>th</sup> April, 2012

**Subject: Minutes of the Fifth Meeting of the Advisory Group on Review of MPD-2021 held on 21.03.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.**

The fifth meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 21.03.2012 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. Secretary IT, GNCTD, Chairman of MAG on "Spatial data and Infrastructure"
4. Sh. E.F.N.Reberio, Principal Consultant, AMDA
5. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
6. Ms. Romi Roy, Senior Consultant, UTTIPEC
7. Ms. Swati Ramanathan, Co-founder, JCCD.
8. 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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Date: 24<sup>th</sup> April, 2012

**Subject: Minutes of the Fifth Meeting of the Advisory Group on Review of MPD-2021 held on 21.03.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.**

The fifth meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 21.03.2012 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 fifth meeting of the Group. He mentioned that the Master Plan should be dynamic as ground realities keep changing. There should be more flexibility in the provisions of the Master Plan so that the needs of the community can be better met. He drew attention to the experience of other countries where urban regulatory Authorities approach issues/problems with an open mind, consider suggestions of citizens/communities/localities by way of public hearings, and then proceed to take informed decisions. However, DDA does not have this kind of an approach to planning and urban regulation. He stressed the need for evolving or providing an institutional mechanism for dealing with situations where a building has been constructed beyond the norms, etc. An institutional mechanism has to be there to deal with exceptional cases as existing rules do not contain any provision to deal with such situations. Even the process of approval of lay-out plans by local bodies in Delhi needs to be reviewed as it is necessary to take into account the views of the community before the lay-out plans are formally approved. Expert opinion of professional institutions should be sought in such matters.

Chairman DUAC agreed that there is a need for such a Regulatory Authority. He suggested that DDA, MCD, NDMC and DUAC can jointly sort out such specific issues of community interest related to The Master Plan and Building Bye Laws.

DG, NCAER, felt that flexibility in rules is desirable but Government must work in a transparent manner and ensure that such flexibility is not misused.

Hon'ble LG stated that the need for a Regulatory Authority had been noted in "Tejendra Khanna Committee" report of 2006, and a formal proposal in the form of Delhi Urban Regulatory Authority, had been sent in 2007 by him to the Ministry of Urban Development. He suggested that heads of Planning and Architecture Departments of local bodies and the DUAC can jointly sort out such issues requiring flexibility, while processing requests related to amendments of layout plans, building bye laws etc.

Action: MCD/ DDA/ NDMC/ DUAC

### **3. CONFIRMATION OF THE MINUTES OF THE 4<sup>th</sup> MEETING OF ADVISORY GROUP HELDON 12.01.2012**

Minutes of the 4<sup>th</sup> meeting held on 23.02.2012 which could not be circulated earlier were laid on the table during the fifth meeting. Hon'ble LG suggested that members may submit their suggestion for amendment therein, if any, within a week's time, and thereafter the draft minutes of the 4<sup>th</sup> meeting may be submitted on file for formal approval of the Chairman.

Action : Director (MPR), DDA

### **4. PRESENTATION ON ENVIRONMENTAL ASPECTS FOR REVIEW OF MPD - 2021**

i) As decided in the previous meeting, a powerpoint presentation on various aspects of environment, proposed as part of MPD-2021 Review by the MAG on "Environment Planning and Co-ordination" was made by Shri Keshav Chandra, Secretary (Environment), GNCTD. The following aspects were presented-

**a) Air Quality**

- To Restore Air Quality of Delhi to acceptable healthy standards by 2021.

**b) Solid Waste**

- Reduce per-capita Waste to Landfill.
- Adopt Door-to-door collection,
- Segregation, Recycling & Reuse as Central Policy.
- Upgrade systems for collection, storage and transportation of segregated waste
- Ensure safe disposal of hazardous waste
- Make waste management viable as a decentralised model
- Use energy-from-waste

**c) Water**

- To Provide Water Security to Delhi
- Restore Natural Ecological Systems.

**d) Green/ Open Space**

- To Protect 'Natural Heritage' of Delhi
- To make Open Spaces multi-functional.
- Create a Network of Usable & Ecologically functional public open spaces Delhi.

**e) Power**

- To Provide Power Security to Delhi
- To reduce overall GHG emissions.
- Improve Construction and Building Codes to Reduce per capita Energy Consumption by 50%.
- Promote Sustainable Energy Sources.

ii) Secretary (Environment), GNCTD informed that three meetings of Management Action Group "Environment Planning & Co-ordination" had been held. He pointed out that Environment Chapter of MPD-2021 containing references to various environmental components, but the aspects of continuous performance evaluation,

and future sustainability & revival of the city's environment & responsibilities of concerned agencies have not been clearly spelt out. In view of this, MAG is working on modifying the complete chapter no. 9 of MPD-2021.

- iii) Hon'ble LG and members of Advisory Group appreciated the presentation. Hon'ble L.G. stated that cycle tracks along main roads have not proved to be successful so far. However, there are 22 main drains in Delhi, and their embankments can be properly landscaped, and used for non-motorised vehicles (NMVs). He further observed that MCD should reconsider their parking policy wherein issues like levying of congestion charges, and heavy charges for street-side parking should be taken into account. This will also generate huge resources for cash-strapped MCD.

Commissioner, MCD agreed to look into the suggestion of Hon'ble L.G. and stated that this will definitely help in increasing the revenues of the MCD.

Shri E.F.N. Ribeiro, in his observations, stated that dedicated cycle tracks could be effective and useful on roads inside colonies but not far long journeys.

- iv) After the presentation, the following suggestions were; made, and decisions taken, thereafter:

**a) Management of Solid / Hazardous Waste:**

- (i) Commissioner MCD highlighted the need for identification of a separate site for disposal of hazardous waste. It was informed that a Sanitary Landfill site is already under use by MCD on Narela - Bawana Road. It was decided that about 10 acres land out of this be separately utilized for safe disposal of hazardous waste, in consultation with DPCC/ Environ. Deptt., GNCTD. The existing high tension lines may need to be shifted before utilizing the proposed site for Hazardous waste.
- (ii) Commissioner (MCD) further informed that with the use of modern technologies for recycling of waste, the future requirement of land for sanitary land fill sites is likely to be significantly reduced. Hon'ble LG welcomed the use of such new technologies and suggested that MCD in consultation with Environment department of Govt. of NCT of Delhi, must identify suitable landfill sites other than the Bhatti mines area which is a major site for ground water recharge.

Action: Commissioner (MCD)  
Secy. (Environment), GNCTD

**b) Mechanical Sweeping**

Secretary (Environment) mentioned that the mechanical sweeping helps in reducing the dust level, particularly if undertaken during the night. Commissioner MCD clarified that this has already been introduced but in phases. Addl. Commissioner (Engg.) MCD pointed out that vehicles parked on main roads hinder such work being undertaken at night.

Hon'ble LG instructed that a public notice be issued by MCD regarding the areas where night sweeping is proposed to be undertaken. Public be informed that parking of private vehicles on roads (public land) in these areas is prohibited, and people should desist from doing so in order to avoid their vehicles being towed away.

Action: Commissioner (MCD)

**c) Local Area Plans**

- i) MPD-2021 has proposed identification of Hawking and Non-Hawking Zones by the concerned local authorities in consultation with RWAs. For this, MCD/ NDMC should clearly identify and earmark such areas while preparing Local Area Plans as already directed while elaborating the key mission objectives of LAPs.

Action: Commissioner (MCD)  
Chairman (NDMC)

- ii) In order to restrict the entry of private vehicles in special areas, the possibility of levying 'congestion charges' can be explored by the MCD. Further, it was felt that beneficiaries must pay for parking on public land. However, representative of Indian Building Congress felt that introduction of 'congestion charges' be introduced with simultaneous action on developing alternative public transport systems in these areas.

Action: Commissioner (MCD)

- iii) Hon'ble LG informed the Group about the experiences shared with Commissioner (Transport) and Commissioner (Planning) of New York city, especially in context of re-zoning and transformation of degraded low-density warehousing and dockyard areas into high density redevelopment zones as extension of existing CBD. Similar exercises can be explored for congested Special Areas while drawing up the Local Area Plans.

- iv) Chairman DUAC informed that DUAC has proposed 3-dimensional studies as part of the preparation of Local Area Plans. In principle approval for such studies has already been given by MoUD. Hon'ble LG desired that MCD & NDMC officers should discuss the special area plans and studies being undertaken for Zone "D" with the DUAC.

Action: MCD, NDMC, DUAC

**d) Relocation of Piggeries**

Commissioner MCD desired that a proper site needs to be planned and developed in Delhi for relocation of piggeries existing all over Delhi & functioning in un-hygienic conditions.

Member-Secretary, NCRPB informed that a piggery with modern technology is located in the outskirts of Aligarh, in the NCR, and MCD officers can have a look at it.

For Delhi's requirement, a site is required to be identified within Delhi. In MPD-2021, "Abattoirs (except existing and relocation)" are part of prohibited/negative list of industries. Hence, relocation of such existing facilities in a planned

manner, taking care of various environmental issues, is permissible as per MPD-2021. Due to social issues involved, the piggery site cannot be located adjacent to the modern slaughter house at Ghazipur of MCD. In view of this, it was decided that Department of Environment, GNCTD and MCD will jointly identify a proper site of about 10 acres in Delhi for a modern, planned piggery.

Action: MCD, Environment Deptt., GNCTD

#### **e) Recycling of Waste Water**

For recycling of waste water, the role of agencies consuming water in bulk is most important. Agencies, like DMRC, DTC, Northern Railway, Govt. Hospitals & other institutions etc. should have minimum benchmarks for use of fresh water and recycled waste water. Hon'ble LG asked Irrigation and Flood Control department and Environment department, GNCTD to circulate instructions in this regard to all concerned.

Action: Chief Engineer (I&F), Secy. (Environment), GNCTD

#### **f) Linkages of Green Area**

Secy. (Environment), GNCTD also presented and supported a plan prepared by DUAC in 2005 about linking of green areas in Delhi.

Ms. Romi Roy, Sr. Consultant, UTTIPEC informed that there is a need to incorporate cycle rickshaw / cycle tracks in a pleasing landscaped manner.

IBC representative suggested that proper sites be also earmarked as part of this exercise.

Prof. Shekhar Shah, DG, NCAER, appreciated the powerpoint presentation and requested for a similar presentation by Secy. (Environment), GNCTD during a seminar which is being organized by NCAER shortly.

Hon'ble Lt. Governor requested Chairman DUAC to revisit & modify their plan incorporating existing ground realities, in consultation with MCD & NDMC and the suggestions made by other members.

Action: DUAC, MCD, NDMC

### **5. Study on Evaluation of different models of Land Pooling in Delhi**

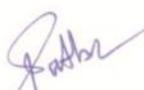
NCAER team presented the salient findings of the study, stating that the modifications suggested during the meeting held at Raj Niwas on 20.03.2012 have been taken into account. The factors, criteria, etc. adopted for financial evaluation of the three models, based on the data received from 11 DDA projects developed recently in Delhi and information from leading private developers in & around Delhi and NCR, were presented. The Internal Rates of Return for all the three models, as worked out with the possible reasons for variation, was explained.

Hon'ble Lt. Governor, Delhi appreciated the indepth & specialised scientific work undertaken by NCAER and requested Hon'ble members to give their feedback & observations on the presentation.

Quick comments made by Hon'ble L.G., V.C., DDA and Prof. E.F.N. Ribeiro after the presentation, are as follows:

- i) **Prof. E.F.N.Ribeiro**, stated that Density is an important tool in urban development and FAR cannot be seen in isolation. The NCT Delhi is already saturated & the core of the NCR as well & hence further re-densification is to be examined carefully. FAR in isolation cannot be a guiding tool for planning of future development and, if higher FAR's are proposed, then the matching essential infrastructure requirements are to be ensured as a prerequisite.
  - ii) In view of uncontrolled migration towards the Urban sprawl, in the form of unauthorized colonies, which is taking place in Delhi, **Hon'ble Lt. Governor, Delhi** desired that meaningful, alternative strategies must also be evolved and provided in the Master Plan. He further stated that the urban extension areas have the potential to accommodate the needs of future, planned development but these need to be developed in a time-bound manner, involving both public & private sectors. It was decided to circulate the copy of NCAER presentation to all the members for their valued comments/ observation.  
Action: Dir (Plg)MPPR, DDA
  - iii) **VC, DDA** supported the remarks of Mr. Ribeiro and said that density is very important tool for dealing with population and the supporting infrastructure requirements. In PPP models, public authorities must be able to recover external development charges (EDC) so that all essential services can be extended to the proposed urban extension areas. He further stated that there is already a move by the Ministry of Housing and Urban Poverty Alleviation, Govt. of India to introduce a separate category for BPL, to address their housing needs. The same may need to be suitably incorporated in the MPD Review.  
Action: Dir(Plg)MPPR, DDA
6. It was decided that the next meeting of the Advisory Group be scheduled for 27.04.2012 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

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Shri G.S. Patnaik – Vice Chairman, DDA
3. Shri Ashok Khurana, Enginner Member, DDA
4. Shri. K.S. Mehra, Commissioner MCD
5. Shri. R. Chander Mohan, Principal Secretary (Urban Development), GNCTD
6. Shri Keshav Chandra, Secy. (Environment), GNCTD
7. Shri Vijay Dev, Secretary (L&B), GNCTD
8. Dr. Shekhar Shah, D.G., NCAER
9. Shri Manish Gupta, Additional Commissioner, MCD
10. Smt. Naini Jayaseelan, Member Secretary, NCRPB
11. Shri Raj Rewal, Chairman, DUAC
12. Shri Chetan Vaidya, Director NIUA
13. Shri Vijay Garg, Hon- Treasurer, IIA
14. Shri R.C. Kinger, E.D., IBC
15. Shri Rakesh Goel, Deputy Chief Architect, NDMC
16. Smt. Manju Safaya, Executive Director (DD), HUDCO
17. Shri Shamsher Singh, Chief Town planner, MCD
18. Shri Ashok Kumar, Commissioner (Plg.)I, DDA
19. Shri S.P. Bansal, Commissioner (Plg.) II, DDA
20. Dr. Anil Kumar, Director (Environment), GNCTD
21. Shri. E.F.N. Ribeiro, Advisor (LAP), MCD
22. Shri Vijay Risbud, Advisor & Consultant, NPIIC, DDA
23. Ms. Paromita Roy, Sr. Consultant, UTTIPEC, DDA
24. Ms. Mriganka Saxena, Sr. Consultant, UTTIPEC, DDA

**Others**

1. Shri S.N. Misra, Special Secretary cum Pvt. Secretary to Lieutenant Governor
2. D.M. Shukla, CCF, GNCTD
3. S. Bhide, NCAER
4. D.B. Gupta, NCAER
5. D.V. Sethi, NCAER
6. Shri S.P.Pathak, OSD (Plg.)MPPR, DDA
7. Smt. I.P. Parate, Director (Plg.)MPR, DDA