



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: 13.08.2012

Sub: Minutes of the 5th Meeting of Management Action Group on “Enforcement & Plan Monitoring” for Review of MPD-2021

Fourth Meeting of Management Action Group (MAG) on “Enforcement & Plan Monitoring” was held on 01.08.2012 under the Chairmanship of Vice Chairman, DDA, at Conference room, B-Block, Vikas Sadan, INA. The copy of the approved minutes is enclosed herewith for further necessary action.

(I.P. Parate)

Director (Plg.) MPR & TC

Copy to:

1. Vice Chairman, DDA
2. Commissioner (Plg) I, DDA
3. Commissioner (Plg) II, DDA
4. Chief Architect, DDA
5. Addl. Commissioner (Plg.) MPPR, DDA
6. Commissioner of Industries, Govt. of NCT of Delhi
7. Municipal Commissioner (South DMC)
8. Municipal Commissioner (North DMC)
9. Chief Town Planner, MCD
10. Addl. Commissioner (Landscape)
11. Director (Plg.) MP, DDA
12. P.S. to V.C., DDA
13. OSD to V.C., DDA
14. P.S. to CMD, DSIIDC

Chairman



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI: 23379731

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

Dt: 03.08.12

Subject: Minutes of the Fifth Meeting of the MAG on “Enforcement & Plan Monitoring” held on 01.08.2012

The Fifth meeting of the Management Action Group (MAG) on “Enforcement & Plan Monitoring” on Mid Term Review of MPD-2021 was held on 01.08.2012 under the Chairmanship of Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

- Vice-Chairman, DDA - Chairman
- Commissioner (Plg)-I.,DDA - Member
- Commissioner (Plg)-II.,DDA - Member
- Chief Architect, DDA
- Addl. Commissioner, Landscape, DDA
- Addl. Commissioner (Plg.)MPPR, DDA
- Director (Plg.) MPR, DDA
- Dy. Director (Plg.) VC Office, DDA
- Asst. Engineer, NDMC
- Asst. Director (Plg.) MP, DDA
- Asst. Director (Plg) Zone E & O, DDA

Vice Chairman, DDA, welcomed DDA, Members and all the Special Invitee for the Fourth Meeting of MAG on “**Enforcement & Plan Monitoring**”. Thereafter Director (Plg.) MPR gave background of the issues to be discussed in the Meeting.

1. Confirmation of the minutes of the 4th meeting of “Enforcement & Plan Monitoring” held on 28.06.2012

Since there were no observations by any members, the minutes of the meeting of 28.06.2012 were confirmed.

2. Review of Action Taken Note of Fourth Meeting of MAG held on 28.06.2012

- I. Issues related to Arc/ Induction Furnaces** – MAG was informed that detailed reply has been received from DPCC dt. 25.06.2012 and Deptt. of Industries, GNCTD dt. 05.07.2012. The decision of the MAG with response from DPCC and Deptt. of Industries is being placed before next AG meeting in view of observations of the Hon’ble Court in this regard. In view of Hon’ble Court observations these needs public consultation as per provisions in DD Act.

Action: Director (Plg.) MPR

3. Following specific issues & suggestions received in MPR unit of DDA were discussed during the meeting:

S. No. (as per agenda)	Diary No.	Issue raised	Observation/Recommendation of the Group
1.	<p>1063 Dt. 07.06.12 (LG)</p> <p>1064 Dt. 08.06.12 (LG)</p> <p>3828 Rajiv Kakria E-230, G.K-1 New Delhi-48</p>	<ul style="list-style-type: none"> • Guest Houses (28 nos.) have come up on 2 km stretch on Hansraj Gupta Marg at GK-I. Guest houses are allowed to operate in Mixed Use, in any plot which is abutting 18ft wide road but can use only 3/4th of the area constructed which is unreasonable. • Parking Norms should differ for an area, like Sangam Vihar and GK-I as the latter likely to have bigger cars. 	<p>It was informed that a number of representations have been received from RWAs & through newspaper reports regarding problems faced by the residents due to the mushrooming growth of guest houses in Greater Kailash. Hon'ble LG has already instructed MCD to examine & take actions to control non residential activities in view of limited availability of infrastructure, parking etc. & other related problems. Hence MAG did not recommended any increase in permissible area for Guest Houses.</p> <p>Parking Norms are governed by ECS & not by size of the car.</p> <p>Action: Municipal Commissioner (South DMC)</p>
	<p>900, 2751 Mr. Kailash Chandra Soni, 'C-2, GK-I-New Delhi-48</p>	<ul style="list-style-type: none"> • Landuse for Tughlaqabad Village should be changed from 'Green' to 'Residential'. 	<p>As per MPD – 2021, <i>Sub/ Clause 8(2) Permission of Use Premises in Use Zones,(v), Land use of Village Abadi (Lal Dora/ firni) located in any use zone is residential.</i> Hence no modification in MPD – 2021 is recommended by MAG.</p> <p>Action: Director (Plg.) MPR, DDA</p>
	<p>2389, Owners of Guest Houses Karol Bagh (57 guest houses)</p> <p>3151 Anand Kumar Sharma, House Owner's Association, Karol Bagh</p>	<ul style="list-style-type: none"> • Sealing of guest houses on less than 9 m ROW in Karol Bagh • Restriction regarding 9m ROW for running of Guest house should be removed and guest houses functional prior to 1962 should be allowed to continue. • Guest houses/ lodges/ small hostels should not be allowed roads below 80 ft. and must be isolated from residential area. 	<p>As per provisions in Para 16.2 Special Area Regulations, MPD - 2021, <i>"The redevelopment Plan & Scheme for the special area are to be prepared and notified by the MCD within 3 years of approval of the MPD 2021. In the Metropolitan City Centre Plan as referred in 5.3, Chapter 5.0 Trade and Commerce is to be delineated based on survey."</i></p> <p>The suggestions and problems faced by the Association are to be examined by the MCD, Traffic Police, NDMA etc. as part of preparation of this plan. No amendments were suggested by the MAG.</p> <p>Action: Municipal Commissioner (North DMC)</p>

2.	<p>1151 (09.07.12) through Director (Plg.) Zone E&O</p>	<ul style="list-style-type: none"> • Need to continue use of the bus-parking site opposite Millenium Park to accommodate increased bus fleet of DTC and Cluster Bus Services. Any other alternative site of similar size elsewhere in Delhi is unavailable, and would lead to greater environmental degradation. • Land use of the parking site is 'River and Water Body' in MPD-2021, and 'Recreational' in Zonal Development Plan. 	<p>The concerned DDA planning unit informed that current size is part of Zone 'O' and the case is subjudice. The status report by all the concerned departments, provisions of notified MPD 2021 & Zonal Development Plan, etc. are placed before the Hon'ble High Court. In view of this, MAG did not make any recommendation at this stage.</p> <p style="text-align: right;">Action: Director (Zone O & E), DDA</p>
3.	<p>1183 (18.07.12)</p> <p>3894, 4060 Mr. K. Narayana Rao, Director, Delhi International Airport (P) Ltd., GMR, New Udaan Bhawan, Opp. Terminal 3, IGI Airport</p>	<ul style="list-style-type: none"> • Suggestions by DIAL to increase the prevailing limit of 5% of Airport land area to 10% land area for non-transfer assets (commercial activities). • MPD -2021 does not specify any percentage of the total land for non-transfer assets. 	<p>MPD – 2021 (Table 12.7) has not given any development controls for Airport however, it provides that all facilities related to airport/ aviation as decided by AAI are permitted. MAG recommended that the suggestions by the DIAL needs to be further examined by the Airport Authority of India (AAI), in the first instance with reference to impact of development, traffic density/ congestion, new approaches, relocation of existing village, experiences of other airports etc. On receiving the input from the AAI, the proposal be further examined by DDA.</p> <p style="text-align: right;">Action: AAI & DIAL</p>

4.	<p>3369 Nippun Aggarwal Prahaldpur Industrial Land Owner's Development Society</p>	<ul style="list-style-type: none"> • Inclusion of Prahaldpur and Mundka in the official documents as a part of the list of in-situ regularisation of non-conforming industrial clusters. 	<p>The representatives of these unplanned industry clusters informed that the notification has been issued by GNCTD/ DSIIDC after the notification of MPD – 2021 on 07.02.2007. The Association was requested to take up the matter with Department of Industries, GNCTD and DSIIDC with their recommendations & notification of all such clusters for suitable incorporation in MPD – 2021 as part of its review.</p> <p>Regarding Nangli Sakrawati it was informed that the issue is still under examination by GNCT of Delhi.</p> <p style="text-align: right;">Action: Department of Industries, GNCTD, DSIIDC</p>
	<p>3263, 3264, 3265, 3380, 3381, 3382, 3383, 3384, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502. Mundka Industrial Area Welfare Society (Regd.) Plot No. 7, Road No. 1-A, Mundka Udyog Nagar</p>	<ul style="list-style-type: none"> • Amendments in Redevelopment guidelines of Industrial Clusters in para 7.6.2.1. 	<p>The suggestions related to flexibility in redevelopment norms were discussed with stake holders during the meeting at MoUD. The same were recommended for modification in MPD 2021 by the Apex Committee in its meeting held on 15.06.2012. Further necessary action for issuing the public notice for amendment in MPD 2021 is in process.</p> <p style="text-align: right;">Action: Director (Plg.) MP, DDA</p>
		<ul style="list-style-type: none"> • Inadvertent omission of part of notified Industrial Area of the petitioner in Zonal Plan K-I. • Mundka Industrial Area falls under Zone L and K I. While the notified plan of Zone L shows the petitioner's area in the Land Use Map (along with a reference of the same in S. No. 2.5 Industry); Zonal Plan for K-I neither mention the area nor shows it on the landuse map. Incorporation of suitable amendments in Zonal Plan K-I to rectify this omission. 	<p>MAG recommended that the specific suggestion be examined by the Dwarka Planning office based on the provisions in the respective Zonal Development Plans (Zone L & KI).</p> <p style="text-align: right;">Action: Director (Plg.) Zone K-II/ K-I/ L, DDA</p>

5.	2729 Sh. Satish Bhalla Old Ishwar Nagar Industries Association	<ul style="list-style-type: none"> The area of Old Ishwar Nagar Industrial Area (Part), Shambhu Dayal Marg, Village Baharpur, Okhla; may kindly be incorporated as Industrial in MPD-2021. 	<p>The plot owners of Old Ishwar Nagar submitted that 12 – 15 plots are being used for industrial activity since 1951 and requisite licenses have been issued by the concerned departments based on provisions related to Pre - 1962 colonies. They requested that landuse for these plots be changed to Industrial.</p> <p>MAG recommended that concerned local body i.e. SDMC & Department of Industries, GNCTD to examine & confirm the factual status. Based on their report, the change of landuse can be examined as part of preparation of Local Area Plan for this area/ ZDP.</p> <p style="text-align: center;">Action: Chief Town Planner (SDMC), Department of Industries, GNCTD</p>
6.	811 Mahesh Kalra, KD-177, Pitampura, Delhi-110088. Phone:9811308146	<ul style="list-style-type: none"> Inclusion of property consultant as part of 'professional activities' in Mixed Land Use 	<p>It was informed that NAREDCO has recognized 'property consultant' as a profession and thus it may be included in list of professionals in MLU as part of MPD- 2021. It was proposed that those property consultants are not governed by any statute or regulatory framework with a code of conduct. Further in view of parking & security concerns of the residents MAG did not recommended inclusion of property consultant in the list of professional activity.</p> <p style="text-align: center;">Action: Director (Plg.) MPR, DDA</p>
	2063 Vipin Singhaniya, Advocate, B-17 , Lajpath Nagar, New Delhi	<ul style="list-style-type: none"> Permitting repair shop / workshop of automobiles under mixed land use. 	<p>Suggestion was made for a separate/ exclusive auto zone for automobile workshops in view of increase in the number of vehicles in Delhi. It was informed that MPD 2021 has already provided a hierarchy of service markets for such activities and these are also permitted in Industrial areas. MAG did not recommend any further modification in MPD – 2021; however, it was recommended that more such centres be provided in different parts of the city.</p> <p style="text-align: center;">Action: Director (Plg.) MPR, DDA Addl. Commissioner (AP) Addl. Commissioner (UE & P)</p>

	<p>60, 864, 865, 866, 867, 868, 869, 870, 871, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 972, 2052</p> <p>Kundal Lal, Dilip Singh Dhingra, G.K-II Manjit Singh, Jagpal Singh</p> <p>Keshav Saran, 151, Raja Garden</p>	<ul style="list-style-type: none"> As per section 15.6.3, permitted business to function is limited to 24 categories only; when there is already a list of activities 'Not permitted' in Mixed-use in 15.6.2 	<p>The list of activities given in para 15.6.2 are the activities which are not allowed under Mixed Use. Whereas, the list given in para 15.6.3 is of small daily need shops of maximum 20 sqm area that are allowed on ground floor of residential plots of given categories. Hence, MAG did not recommend any modifications in the list.</p> <p>Action: Director (Plg.) MPR, DDA</p>
	<p>3479, 3096, 3112, 3111, 2713, 3337 3480, 3271</p> <p>Mr. Vikram Chopra C-2/117 Janakpuri</p>	<ul style="list-style-type: none"> Allowing MLU facility on all 60/80 feet wide roads Allowing shops on un-notified MLU roads at the time of notification of the Master Plan 	<p>MPD – 2021, para 15.3 provides policy guidelines for identification and notification of mixed use streets in urban areas by MCD/ GNCT Delhi. Further it provides for survey by local body of the streets within a period of 3 months from 07.02.2007. The MLU streets have been notified by GNCTD based on a survey. In view of above MCD/ GNCT Delhi may only review particular street. Further due to parking & congestion MAG did not recommend shops on unnotified roads and/ or on all 60'/ 80' wide roads.</p> <p>Action: Director (Plg.) MP, DDA</p> <p>Chief Town Planner, SDMC</p>
7.	<p>11, 3816, 2451, 2452, 2453, 2454, 3320</p> <p>Style Mile, Mehrauli</p> <p>Sanjeev Batra, Friends of Heritage Society, Style Mile</p>	<ul style="list-style-type: none"> Suggestion related to introduction of policy on usage of Heritage Buildings as 'Serai Hotels' and the Heritage properties. 	<p>MPD - 2021 has already provided a conservation strategy for built heritage as part of para 10.2. As per this strategy ASI, GNCT Delhi and the local body depending on the type of heritage building, its location has to decide its usage. In view of the same MAG did not recommend any amendment in MPD – 2021.</p> <p>Action: Director (Plg.) MPR, DDA</p>
8.	<p>25, 75, 2178, 2937</p> <p>Dharamvir Singh, President, Master Rajinder Singh, Secretary, Ladpur Welfare Society</p>	<ul style="list-style-type: none"> In Village Ladpur, process of land consolidation is going on. Since there is no industrial area marked in village Ladpur as per MPD 2021, possibility of allocating industrial area in the consolidation process will be minimal. Green area proposed between the canal and Kutabgadh road is not as per ground reality as this is a dense built up area. Proposed landuse should not be finalized for ladpur village as chakbandi (consolidation of land) is pending 	<p>The suggestion regarding consolidation of land pertains to Development Commissioner, GNCTD.</p> <p>The landuse of the area around village Ladpur, Narela Project was notified after public consultations based on DD Act, 1957. Further the local body has to re examine the ground realities as part of Local Area Plan. MAG did not recommend any modifications in MPD – 2021 at this stage.</p> <p>Action: Development Commissioner, GNCTD</p>

			Chief Town Planner, SDMC
9.	<p>373, 1747, 1748, 1776</p> <p>Sh. Rajesh Goel IPED IACM, 75-76, Amrit Nagar, South extension-I</p> <p>Gopal Aggarwal</p>	<ul style="list-style-type: none"> • Ambiguity regarding coaching centres/ tuition centres running on roads with less than 9 m ROW. • Allow coaching centres to operate on minimum ROW of 9m in all colonies planned and developed prior to 1962 	<p>MPD – 2021, Para 15.7 provides policy for permitting coaching centres in the residential plots. The minimum ROW of a street on which it is permitted is based on the category of colonies and varies from 9 – 18 mtrs. ROW. In view of traffic congestion, parking & load on essential services MAG did not recommend allowing coaching centres in all colonies on 9m road.</p> <p>South Extension is not included in the list of Pre- 1962 Builtup Residential and Rehabilitation Colonies in Annexure 1, Chapter 15. It required detailed examination by MCD. Pending recommendation of MCD. MAG did not recommend any modification in MPD – 2021.</p> <p style="text-align: right;">Action: Director (Plg.) MP, DDA Chief Town Planner (SDMC)</p>
10.	<p>18, 388, 789, 793, 794, 797, 844, 845, 917, 920, 1431, 1816, 2043, 2052, 2351, 2811, 2813, 2853, 3173, 3215, 3216, 3913</p> <p>Pankaj Arora President, Trader's Association Dada Chela Ram Marg, Old Rajinder Nagar</p> <p>Nirmal Lamba, G.K-I</p>	<ul style="list-style-type: none"> • Suggestion related to Increase in size of small shops from 20 sq m to 50 sq m in mixed land use regulation. • No restriction on the items and activities in the list of small shops and the list should include the items such as: Small eating outs below 30 seating capacity, Real estate, Cosmetic shop, Crockery / utensil shop, Use of basement for offices, Dry cleaning / laundry, etc. 	<p>The small shops mentioned in Para 15.6 are permitted in residential plots keeping in mind need of some economic generating activity and for the convenience of the residents. The restriction of 20 sqm size per shop is required in order to keep the low intensity of commercial use in residential area.</p> <p>The list of additional items suggested since are not daily need based and thus MAG did not recommend modifications in the list. MPD – 2021 already permits retail shops in MLU areas.</p> <p style="text-align: right;">Action: Director (Plg.) MPR, DDA</p>
11.	<p>2039, 2213, 2222, 2224, 2256, 2257, 2395, 2396, 2397, 2398, 2399, 2434, 2966, 2972, 3007, 3040, 3065, 3066, 2600, 2643</p> <p>Raj Singh Dabas, Secretary Bhartiya Kisan Union ,</p>	<ul style="list-style-type: none"> • Suggestion related to policy regarding acquisition of land in villages and compensation in lieu of acquired land. 	<p>The issue is not related to MPD – 2021 hence MAG did not recommend any modifications in MPD – 2021.</p> <p style="text-align: right;">Action: Director (Plg.) MPR, DDA</p>

	<p>Kanjhawala. Ravinder Kumar Dabas</p> <p>Gautam Gosain, AE- 189, Shalimar Bagh</p> <p>K.S. Kishnan, Om Shanti Niketan Welfare Society, Madipur</p>		
12.	<p>2605, 2684, 3449, 3483, 3484, 3823, 3619</p> <p>Manjeet Singh Kohli and Gajinder Yadav, 511, Nangli Shakrawati Chowk, Najafgarh</p>	<ul style="list-style-type: none"> • Suggestion related to incorporation of existing CNG service station in the zonal plans. • The existing authorized CNG service station for public transport vehicle should be incorporated in P1 and PII Zonal Development Plan as has been done in Zonal Plan for C-zone. 	<p>The association representative informed that MPD – 2021 provides a policy for existing CNG service stations in Para 12.12.3. Based on this policy specific mention has been made in case of notified ZDP for Zone C. However, this has not been incorporated in other ZDPs. The MAG recommended that since ZDPs are prepared within the framework of MPD, this may be appropriately clarified as part of MPD Review for applicability in all the ZDPs.</p> <p>Action: Director (Plg) MPR, DDA</p>

The meeting ended with vote of thanks to the chair.



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

Copy to

- All members of the group
- Special Invitees
- P.S. to V.C., DDA
- OSD to V.C., DDA
- P.S. to CMD, DSIIDC
- Chief Town Planner, SDMC
- Director (Zone O & E), DDA
- Concerned officers for necessary action as mentioned in the minutes