



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI: 110002; Ph. No.-23379731

F-1(5)2011/DIR(Plg.)MPR & TC/

Date: 03.10 .2012

Sub: Minutes of the 6th Meeting of Management Action Group on “Enforcement & Plan Monitoring” for Review of MPD-2021

Sixth Meeting of Management Action Group (MAG) on “Enforcement & Plan Monitoring” was held on 06.09.2012 under the Chairmanship of Vice Chairman, DDA, at Conference Hall, 1st Floor, 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. Chairperson (NDMC) | Member |
| 5. Commissioner (Plg) I, DDA | Member |
| 6. Commissioner (Plg) II, DDA | Member |
| 7. Commissioner (LM), DDA | Member |
| 8. Commissioner (LD), DDA | Member |
| 9. Director (DD), MoUD | Member |

CO-OPTED EXPERT MEMBERS

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

SPECIAL INVITEES

1. Commissioner cum Secretary Industries
2. CMD, DSIIDC
3. Chief Architect, DDA
4. Chief Town Planner, SDMC
5. Addl. Commissioner (Plg.) A.P, DDA
6. Director (Plg.) MP, DDA
7. Director (Plg) Zone C & G, DDA



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

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

Dt:

Subject: Minutes of the Sixth Meeting of the MAG on “Enforcement & Plan Monitoring” held on 06.09.2012

The Sixth meeting of the Management Action Group (MAG) on “Enforcement & Plan Monitoring” on Mid Term Review of MPD-2021 was held on 06.09.2012 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.)-II.,DDA | - Member |
| - Chief Engineer, NDMC | |
| - Chief Architect, NDMC | - Member |
| - Addl. Commissioner (Plg.)MPPR, DDA | - Member |
| - Prof. S.C.Gupta, Ex. Addl. Comm., DDA | -Co-opted Expert Members |
| - Addl. Commissioner, Industries, GNCTD | - Special Invities |
| - Chief Architect, DDA | - Special Invities |
| - Director (Plg.) MP, DDA | - Special Invities |
| - Director (Plg) Zone C & G, DDA | - Special Invities |
| - Director (Plg.) MPR & TC, DDA | |
| - Senior Town Planner, North MCD | |
| - Architect, NDMC | |

Vice Chairman, DDA, welcome, Members and Special Invitee, present in the meeting of MAG on “**Enforcement & Plan Monitoring**” on **06.09.2012**. Thereafter with a brief introduction, Commissioner (Plg.)-II welcome the Vice-Chairman and also explain the provision of MPD-2021 with regard to “**Enforcement & Plan Monitoring**” and all other Committees indicating that **Enforcement & Plan Monitoring** is one of them for Mid Term review of MPD- 2021. The issues relating to **Enforcement & Plan Monitoring**, received through various suggestions in response to the public participation are examined and decisions taken in this Committee.

1. Confirmation of the minutes of the 5th meeting of “Enforcement & Plan Monitoring” held on 01.08.2012

Since there was no observation by any of the members, the minutes of the 5th meeting, held on 01.08.2012, were confirmed.

2. Review of Action Taken Notes of Fifth Meeting of MAG held on 01.08.2012

- I. Issues regarding mushrooming of guest houses/ lodges/ small hotels:** – In this meeting it was decided that MCD will examine such cases at the local area plan level while preparing such plans and therefore, no modification is required in MPD-2021

Action: Chief Town Planner, SDMC

II. Land use of Bus Parking site in Zone 'O':

In the meeting it was noted, that the matter is subjudice and therefore, no action or any specific recommendation was suggested by the MAG.

Action- Dir(Plg), Zone 'O', DDA

III. Suggestion by DIAL:

DIAL suggested increasing the limit of 5% of Airport land area to 10% for commercial activities (as a non-transferable asset) within the Airport Complex.

In the meeting, it was decided that as the matter relates to AAI, the same be examined by AAI. While reviewing the status of this item, MAG also desired that a copy of the approved Master Plan of Airport Complex, being developed by AAI through DIAL, may also be obtained.

**Action: -Chief Town Planner, SDMC
-DIAL**

IV. Inclusion of Prahladpur and Mundka in the official documents as part of the list of insitu Regularization on the non-conforming industrial clusters:

As decided in the meeting this matter was to be examined by the Deptt. Of Industries, GNCTD and DSIIDC. Further action may be taken after receiving the report from these Deptts.

Action: GNCTD, DSIIDC

V. Amendments in Redevelopment guidelines of Non- conforming Industrial Clusters in para 7.6.2.1:

In the meeting it was decided that on modifications approved by the MoUD, further action for issuing public notice for inviting objections/suggestions is being taken. While discussing the action on this item, Members were of the opinion the redevelopment scheme, may be implemented within the prescribed time limit to be indicated in the redevelopment scheme.

Action: Director (MP), DDA

VI. Suggestion related to incorporation of existing CNG service stations in the zonal plans:

As decided in the meeting action is being taken for incorporating existing 'CNG service stations' in the Zonal Development Plans and subsequently in the local area plan when prepared by the MCD.

Action: Director (Plg.) MPR, DDA

3. Following specific issues & suggestions received in MPR unit of DDA were taken up in this meeting:

S. No. (as per agenda)	Diary No. (Ref.)	Issue raised	Observation/Recommendation of the Group
1.	Proposal of Constitution of an Expert Advisory Committee	Constitution of an Expert Advisory Committee to consider land use changes proposed by private persons/institutions.	<p>It is suggested in the agenda item that a committee consisting of a Chairman, representatives of organizations/ departments like School of Planning and Architecture (New Delhi), Central Building Research Institute (Roorkee), Delhi Traffic Police, DPCC, Central Road Research Institute, Presidents of Professional bodies i.e. Institute of Town Planners (India), Indian Institute of Architects, Institute of Engineers (India) and Commissioner cum Secretary, DDA as Member Secretary may be constituted under Sub-Clause 8(2) in 'Chapter 17.0- Development Code'. The group desired that before making any modifications in MPD - 2021 for provision of such a committee, the same be examined by the Legal Deptt. and also the comments of the Members of the group be obtained.</p> <p style="text-align: right;">Action: -C.L.A, DDA -Director (Plg.) MPR, DDA</p>
2.	Forwarded by Under Secretariate MoUD (Dt. 7.08.12, 24.08.12) Prakash Karat (Gen. Secretary), Brinda Karat CPI(M) Central Committee	Permission of residential use in plots allotted to political parties.	<p>MAG discussed the issue and recommended that maximum 15% of permissible FAR, in Public and Semi-Public land use, may be allowed for residential use and the same be incorporated in MPD-2021.</p> <p style="text-align: right;">Action: Director (Plg.) MP, DDA</p>
3.	Action taken on the Meeting of 2nd MAG of Enforcement and Plan Monitoring held on 28.12.2011 and	<p>The following three items in the Minutes of the Meeting held on 28.12.2011 were taken up:</p> <p>3Aiii) Regarding inclusion of Service sectors activities in manufacturing use zone.</p> <p>3 Bi) b) Regarding Development control norms pertaining to the height of the buildings of flatted industries to be raised from 26 m. The suggestion was that 26mt</p>	<p>This matter is to be examined at premise level by DSIIDC. However no official communication is yet received.</p> <p style="text-align: right;">Action: DSIIDC</p> <p>The group noted that the height restriction in case of industrial buildings is in accordance to the provisions of the National Building Code and Fire Regulations, however these are being</p>

		<p>height be replaced and should be as in case of group Housing no Height Restriction, subject to clearance from Airport Authority/ Fire Deptt. and other statutory bodies.</p> <p>3 B iii) Parameters for Industrial Units in Different Use Zones and Use Premises - The maximum number of workers 5 and the maximum power load of 5 KW as prescribed in case of Household industries given in MPD-2021 be removed.</p> <p>Action taken on items of 5th MAG Meeting of Enforcement and Plan Monitoring, held on 01.08.2012, is discussed under item no. 2</p>	<p>reviewed and the restriction is likely to be removed subject to fire dept. restrictions. The group observed that from the planning point of view there is no objection if height restriction for Flatted Group Industry is subject to, Airport Authority/ Fire Deptt. and other statutory bodies clearance. Necessary amendment is to be made in Table 7.3 of MPD- 2021.</p> <p>Action: Director (Plg.) MPR, DDA</p> <p>DSIIDC & MCD representative were of the opinion that household Industrial units are permitted in the residential buildings. Increase in number of workers in residential area may disturb the residential character of the area. Number of workers and power load as provided in MPD-2021 may continue and no change is required.</p>
4.	<p>1540 (25.11.11) PHD Chamber of Commerce and Industry, PHD House, 4/2 Siri Institutional Area August Kranti Marg, New Delhi 110016</p>	<p>vi (a) Density Norm for existing urban areas. PHD Chamber of Commerce & Industry in their suggestion on density norms pointed out that the net residential density on account of the limitation of MPD-2021 with the servant quarters within the permissible FAR either not achievable or if density is achieved the full permissible FAR is not achieved.</p>	<p>It was informed that in case of Residential plot- Group Housing, Master Plan provides for 10% variation in density in Para 4.3_B. In view of this no amendment in MPD is suggested.</p>
5.	<p>83 (11.11.11), 1751(27.2.12), 3398 (23.5.12), 4044 (13.6.12) Mr. D.L. Kataria WZ-3, Basai Darapur Road, Moti Nagar Industrial Area</p>	<p>vi (b) Incorrect use of petitioner's land (WZ-1, WZ-2, WZ-3, located in Sub Zone, G-3, shown in Zone G) in the Zonal Plan of Zone G.</p>	<p>The group desired that in the first instance the correct survey based on site position may be ascertained by the Planning/Architectural unit and Thereafter, the matter be brought before the group.</p> <p>Action: Director (Plg.)/C&G, DDA</p>

6.	<p>3389(23.5.12), 4036(13.6.12), Dr. Ashish Gopal WZ-78, Berrywala Bagh Hari Nagar, New Delhi</p>	<p>vi (c) Dr. Ashish Goel who was present in the meeting pointed out that his residential property, erroneously marked as Sports Complex, PSP in MPD – 2021. He requested that the correct land use of the property which is residential be shown in MPD-2021/Zonal plan.</p>	<p>The group desired that the correct position of the use of land of the property No.WZ-78, Beriwalla Bagh, Hari Nagar, New Delhi be examined after the site inspection and going through the record such layout plan & building plan applicable to this property and the matter be brought before the group for discussion and decision.</p> <p>After hearing the objector, the group desired that factual position be examined after visiting the site. Keeping in view the land use shown in the Master Plan & Zonal Plan of this area.</p> <p>Action: Director (Plg.)/C&G, DDA</p>
7.	<p>3065, 2395, 1821, 2194, 2433, 3083, 2661, 1948 Ved Prakash Gupta East Punjabi Bagh 2164 (27.4.12) Dr. Amit Gupta, H- 2/1, Model Town-3 2572(7.5.2012) Wazir Singh Rana, sec-3 Rohini 2585 (7.5.2012) Aman kamra, Hamidpur Delhi 2570 (7.5.2012) Om Prakash Jain, Representing: Federation (Delhi Vyapar Mahasangh)</p>	<p>vi (d)</p> <ul style="list-style-type: none"> ▪ Allowing Godowns and Warehouse in Lal Dora / Extended Lal Dora areas. ▪ Large number of godowns/factories on agriculture land in P-1 or P-II ▪ Felt need of godowns for storage of paper. No policy of DDA in this regard. 	<p>The proposed “Regulations for redevelopment of godown clusters existing in Non conforming areas in Delhi” were discussed in the meeting of 4th Technical Committee held on 31.07.2012. The regulations were agreed in principle and a copy of the agenda/ minutes of these regulations were circulated to all the members of MAG for their observation/ comments for further discussion in the next meeting of MAG.</p> <p>Action: Director(Plg.), MPR, DDA</p>
8.	<p>3612(30.5.12) Mr. Sachhin Sapra General Secretary Friends of Rajouri Garden Environment F-18 B, Rajouri Garden</p>	<p>vi (e)</p> <ul style="list-style-type: none"> ▪ Clause v) of Para 15.3.1: All pre 1962 colonies have not been included in this annex and selection seems to be hidden and arbitrary. <p>General Secretary, Friends of Rajouri Garden Environment who was present, emphasised that Rajouri Garden is included in the list of the built up residential area given in MPD-2021 and as such the properties can be used for mixed use/commercial use as per the provisions of MPD-2021 (Chapter 15). Further, he mentioned that there are big size plots having good environment and as there are number of</p>	

		<p>other colonies existing prior to 1962 are not listed in this annexure, Rajouri Garden should be deleted or alternatively all other colonies which were built up in 1962 should be included in MPD - 2021.</p> <ul style="list-style-type: none"> ▪ Green Park is not listed in Pre 1962, Rehabilitation Colony List in the list given in MPD - 2021. <p>Sh. Parshant Jain from Green Park Main who was present in the meeting, pointed out that Green Park colony was already listed as built up colony and listed as such in MPD-1962 and desired that the same be included in the built up colonies given in the MPD – 2021.</p>	<p>The group desired that all these cases be examined by MCD and report to be put up in the next meeting of MAG.</p> <p>Action: Chief Town Planner, SDMC</p>
9.	<p>3371(23.5.12) Mr. Satwant Singh, Advocate Supreme Court of India, New Delhi – 110001</p>	<p>vi (f) Permission of Offices/ Banquet halls in industrial plots facing 18m wide road.</p>	<p>The proposal was discussed and group did not agree to reduce the R/W from 24mt to 18m, for locating of commercial activities/banquet halls on industrial areas in industrial areas. The group observed that there are already traffic congestion problems and deficiency in parking in such areas.</p> <p>Action: Director (Plg.) MPR, DDA</p>

VII. Regulations for redevelopment of godown clusters existing in non-conforming areas in Delhi:

The proposed "Regulations for redevelopment of godown clusters existing in Non-conforming areas in Delhi" were discussed in the meeting of 4th Technical Committee held on 31.07.2012. The regulations were agreed in principle and a copy of the agenda/ minutes of these regulations were circulated to all the members of MAG for their observation/ comments for further discussion in the next meeting of MAG.

Action: Director (Plg.) MP, DDA

The meeting ended with a 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 C & G), DDA
- Concerned officers for necessary action as mentioned in the minutes