



DELHI DEVELOPMENT AUTHORITY
Office of the Addl. Commissioner (Plg.) MPR
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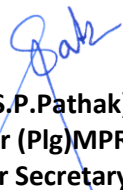
No. F.1 (73)2012/Dir (Plg.)MPR/TC/

Date: 11th Oct, 2012

Subject: Minutes of the Seventh Meeting of the Advisory Group on Review of MPD-2021 held on 30.08.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The seventh meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 30.08.2012 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)
Addl. Commissioner (Plg)MPR
Member Secretary

Copy to:

- | | |
|---|---------------|
| 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 General, 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. Chairperson, NDMC
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 MAG on "Common Platform for Building Approvals".
2. Secretary (Environment), GNCTD, Chairman of MAG on "Environment Planning and Coordination".
3. Sh. E.F.N.Reberio, Advisor (LAP), MCD
4. President IIA, Northern Chapter
5. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
6. Ms. Romi Roy, Senior Consultant, UTTIPEC with the request to circulate presentation to the Advisory Group members.
7. Ms. Swati Ramanathan, Co-founder, JCCD.
8. Sh.S.B.Khodankar, Director(Plg)MP, DDA
9. Mrs. I.P. Parate, Director(Plg) MPR & TC, DDA



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Dated:11th Oct, 2012

Subject: Minutes of the Seventh Meeting of the Advisory Group on Review of MPD-2021 held on 30.08.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The seventh meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 30.08.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of members / participants is enclosed (Appendix-A).

Hon'ble Lt. Governor, Delhi welcomed the members and the special invitees to the seventh meeting of the Group and asked to present the items as per agenda. Thereafter Commissioner (Plg) II introduced Vice Chairman, DDA and Secy. (Environment), GNCTD for their first meeting . Further the Advisory Group was briefed about the progress since the last meeting held on 27th April 2012.

- i) Six Open House meets were organized for different districts to invite suggestions towards review of MPD-2021. The reports have been finalized and submitted by all the moderators to DDA on 18.07.2012.
- ii) About 4300 suggestions have been received till 31.05.2012. All these have been scanned and also uploaded on DDA website.
- iii) NIIT Technologies Ltd. has been appointed by Systems wing of DDA for providing consultancy work for uploading suggestions received towards review of MPD-2021, generation of UID status etc and the process of development of software by will be completed by 24th September, 2012.
- iv) Seven meetings of MAG were held and it is proposed to organize one MAG meeting each week, so as to speedily progress the review work.
- v) Two meetings of the Apex Committee were held in which 23 modifications to MPD 2021 were recommended by DDA.
- vi) 23 modifications recommended by DDA were considered and approved with few changes. Based on the approval of MoUD, GoI, draft Public notice, for inviting objections/ suggestions u/s 11A of DD Act has been to Commissioner-cum-Secretary, DDA for further necessary action.
- vii) Draft Agenda for two modifications approved by Advisory Group on 27.04.2012 is being submitted for consideration in Authority.

- viii) Three Review meetings have been taken by Hon'ble Minister of Urban Development, Govt. of India.

Hon'ble LG observed that there are two different citations regarding the Night Shelters in MPD- 2021 i.e. 1 night shelter for 1 lakh population at one place and another for 5 lakh population at another. According to the census, homeless population of Delhi is around 32,000-3,4000 and there may be requirement of 170 shelter homes 1 night shelter per 1 lakh population. Therefore, it was decided that Planning Department will revisit the norms of Night Shelters and again bring the matter before Advisory Group.

It was also decided that till this issue is reviewed, modifications in this regard as approved by MoUD, GoI for issue of Public Notice for inviting objections/ suggestions may be withheld.

Action: Director (Plg) MP

2. Confirmation of the minutes of the sixth meeting of Advisory group held on 27.04.2012.

Since no comments were received, -the minutes of the Sixth meeting of Advisory Group held on 27/4/2012. were confirmed.

3. Broad Highlights of issues raised in the suggestions received on MPD 2021 Review (Upto 31.05.2012)

Commissioner (Plg) II informed that suggestions received have been clubbed under 19 broad categories. Hon'ble LG asked Commissioner Plg-II to present these issues in detail. Further, Addl. Commissioner (Plg) MPPR presented these issues. It was mentioned that some of the suggestions (as grouped) are at various stages of discussion in MAG/AG/Authority etc. Some of these were broadly discussed and views of the members of Advisory Group on emerged during the meeting are as follows:

S.No	Issues	Observations of Advisory Group
1	<p>Roads – Road Alignment/ Road Widening</p> <p>a) The review of alignment of Urban Extension Roads I/ II/ III (100 & 80 mts ROW) & Master Plan Roads passing through Built Up Area /Unauthorized Colonies in the process of Regularization.</p> <p>b) Realignment of 100 m wide road connecting Dwarka and NH-10</p> <p>c) Permit commercial activities in the existing Bus Depots</p>	<p>Hon'ble LG mentioned that even though in some cases alignment is passing through built-up areas, the construction of these urban extension roads is important. However, alignments for such roads should be least disruptive DDA has recently formulated a policy for rehabilitation of project-affected persons (PAPs). Families affected by development should be rehabilitated on humanitarian grounds.</p> <p>Engineer Member, DDA informed that by December 2012 about 2400</p>

		<p>low cost flats will be ready in Dwarka for allotment. Some of these could be kept reserved for rehabilitating such families. LG agreed with this suggestion.</p> <p>Hon'ble LG observed that large scale commercial activities should not be permitted in the existing Bus Depots, and land of depots should be utilized for accommodating the growing bus fleet. Some essential facilities i.e. parking including watch & ward, Soft Drinks & Snacks Stalls, Administrative Office, Other offices are already permitted.</p>
2	<p>Enhancement of FAR</p> <ul style="list-style-type: none"> a) To increase permissible FAR for Hotels; Motels; Hospitals; Residential plots etc. b) Redevelopment of areas such as Okhla Industrial Sheds. c) Shops cum Residential Plots schemes such as NDSE, Khan Market ,Kingsway Camp etc. 	<p>Hon'ble LG stressed that Hospitals need more FAR due to increase in the demand for hospital beds in relation to population.</p> <p>Commissioner (Plg) II informed that for hospitals the maximum permissible FAR is 200, maximum permissible height in Master Plan is 37 m and the Ground Coverage is 30%. Hon'ble LG suggested that ground coverage should be increased to 50%. New blocks can be created and sky walk can be added connecting the blocks. Commissioner (Plg) II informed that increase in FAR can be examined in relation to the location, availability of services & road network etc.</p> <p>Director General, NCAER showed his concern about fire Safety issues. Hon'ble LG observed that Delhi fire service Rules which restrict height of hospitals to 30 mtrs should be reviewed. Additional fire safety measures can be prescribed.</p> <p>On the issue of removal of building setbacks and boundary walls, it was noticed by the forum, that the fire</p>

		<p>regulations are such that setbacks become mandatory. Ms. Romi Roy Senior Consultant, UTTIPEC clarified that in the present conditions, the setbacks were clogged with vehicle parking. UTTIPEC had received a letter from the Delhi Police raising the same issue. In the draft TOD Policy and in the Street Design Guidelines, it is proposed that boundary walls & setbacks be removed and the streets themselves become driveways for unhindered fire tender access.</p> <p>Hon'ble LG suggested that Atriums should be allowed on all Commercial and Institutional buildings subject to fire safety. Chief Architect DDA informed that definition of atrium may be redefined in the building bye laws.</p>
3	<p>Change in Land use</p> <p>a) Unplanned Industrial Areas at Sameypur , Mundka.</p> <p>b) Unauthorized Colonies located in Zone-O</p> <p>c) Permissibility of Use Premise in Use Zone be reviewed with greater flexibility.</p>	<p>Hon'ble LG observed that Zone "O" defines the river Yamuna Bed where few unauthorized colonies and old villages also exist. In Zone "O" embankments have effectively segregated the unauthorised colonies from the river bed, Hon'ble LG therefore, directed that the boundary of Zone "O" will need to be revisited in consultation with the Environment Department of GNCTD to exclude colonies like Sonia vihar. Jaitpur, Jaitpur Extn. etc.</p> <p>Action: Director (Plg) MP</p>
4	<p>Villages/Unauthorized Colonies</p> <p>Building Bye-laws not to be applied in Lal Dora.</p> <p>Commercial activities like godowns, warehousing to be permitted in Vilage Abadis etc.</p> <p>More activities under Mixed Land Use.</p> <p>Lal Dora Extensions to be treated at par with Lal Dora Areas.</p> <p>Reduction in standards for</p>	<p>Hon'ble LG observed that building bye-laws will have to be applicable in Lal Dora/extended Lal Dora and suggested that commercial activities/ warehousing/ godowns should not be permitted in Village Abadis and extended Lal Dora be may treated at par with Lal Dora for residential use as demanded by villagers to accommodate the increase in population. MPD-2021 will need to be</p>

	education facilities	suitably amended in this behalf. Action: Director (Plg) MP
5	<p>Environment- Ridge/ Regional Park/ River Yamuna/ Green belt/ Heritage</p> <p>a) Additional Activities to be permitted in Green Belt</p> <p>b) Redefining boundaries of River Belt/ Zone-O based on embankments</p> <p>c) Private Land in Ridge to be permitted for some selected non-agricultural activities.</p> <p>d) Provision of Multi-Gym in Green Areas.</p>	<p>Hon'ble LG suggested that privately/public owned Regional Park/ridge land to be clearly demarcated. Permissibility of activities on the private land in ridge areas needs to be reviewed and certain activities like low density housing and charitable Institutions may be permitted on privately owned ridge land, particularly if such activities pre-date 01.08.1990 i.e. MPD-2001 notification.</p> <p>Secretary (Environment), GNCTD informed that identification of ridge boundary is under process and the work will be completed by September end.</p> <p>The suggestion regarding provision of Multi- Gym in the Green areas was agreed with a maximum area of 225 sq m subject to location requirement of the adjoining public.</p>
6	<p>Mixed use</p> <p>a) Increase in Retail Shop Size from 20 sq.m to 50 sq.m.</p> <p>b) Increase the list of 24 types of retail small size shops in A and B colonies where it should permit more activities.</p> <p>c) Declaration of Additional Streets as Commercial Streets</p> <p>d) The Occupants of Shops in Planned Commercial Areas losing Business due to declaration of Mixed Land Use/Commercial Streets. They want residential and/ or additional commercial space.</p>	<p>Hon'ble LG informed that 24 activities permitted in the list had been decided by Hon'ble Supreme Court of India and may be retained.</p> <p>The concerns of the occupants of planned commercial areas can be met by providing more flexibility in permitted activities etc. while designing commercial centres and incentive FAR for redevelopment. Hon'ble LG also desired that a MAG may be constituted to examine this issue and all suggestions in this behalf</p>

		received from public.
7	<p>Special area – Walled City/ Karol Bagh</p> <p>Redevelopment to be permitted at premises level without waiting for finalization of redevelopment plans/ LAP by MCD.</p> <p>Permissibility of Guest Houses, Banquet Halls etc to be liberalized</p> <p>Up gradation of essential services</p> <p>Redevelopment of Sadar Bazaar</p> <p>Shifting of trades from inner city to out skirts</p> <p>Redevelopment or improvement of New Lajpat Rai market</p> <p>Declaration of Paharganj main bazaar as commercial & Parada Bagh to be marked as residential in ZDP/ MPD plans</p> <p>ZA Demarcation of additional parking lots to solve the parking problem</p> <p>Policies to Promote tourism in the inner city</p>	<p>Commissioner (Plg) II informed that many of the above mentioned issues are related to MCD. Hon'ble LG suggested that Round Table discussion with other agencies like MCD, Police, BSES, MCD, DJB, GNCTD etc. may be organized for quick decisions and avoidance of delays. VC,DDA may appoint one of the Principal Commissioners to co-ordinate such meetings.</p>
8	<p>Bungalow Zone – Zone D</p> <p>a) Redefining boundaries of Bungalow Zone.</p> <p>b) Permissibility of MLU in Civil lines Bungalow Zone</p> <p>c) LBZ guidelines should not be applicable to Panchsheel Marg & Babar road</p>	<p>Draft Zonal development plan is in the process of formulation and is being separately discussed in MoUD, Gol.</p>
9	<p>Ground Coverage</p> <p>Problems of light and ventilation in adjoining plots due to permissibility of 100% ground coverage in small residential plots.</p> <p>More Ground Coverage due to atrium in public buildings.</p> <p>Increase in Coverage to Incentivize Green Buildings Design (for cavity walls)</p>	<p>Chairperson, NCAER, suggested that to encourage use of green building principles in planning and construction, provision of incentive FAR should be considered and added in the Master plan. He cited the example of Noida where 5% additional FAR is permitted for Green buildings. Advisory Group unanimously agreed to the above proposal.</p>

		<p>Studies undertaken by TERI in this regard may be referred & similar incentive may be provided in case of Delhi. 5 % incentive be also considered in Ground coverage for use of cavity walls etc for Green Building Grading IV +V. Senior Consultant, UTTIPEC mentioned that economic model is yet to be worked out.</p> <p>Hon'ble LG suggested that 5% incentive in FAR and Ground coverage should be given for Green Buildings.</p> <p style="text-align: right;">Action: Director (Plg) MP</p>
10	<p>Motels</p> <p>a) Review of permissibility of Motels, with higher FAR. Recognition of all the existing motels permitted as per the regulations notified earlier for same benefits.</p>	<p>It was informed that Public Notice for inviting objections/ suggestions had been issued on 11th June, 2012. The meeting of Board of Enquiry and Hearing has been organized recently to hear the suggestions received from the public.</p>
11	<p>Pre-1962 Colonies/ Commercial areas</p> <p>Review of the List to include Commercial Areas, Industrial areas and left out Residential Colonies</p> <p>Fresh survey should be done to declare use streets in Pre 1962 A&B types Rehabilitation colonies.</p> <p>Permit pre 1962 Rehabilitation Colonies falling into 500 mts. radius of DMRC</p> <p>Metro corridor as Mixed-use streets.</p> <p>Redevelopment of CC/ LSC/ CSC with FAR of 50% over and above.</p>	<p>Commissioner (Plg) II informed that there are colonies whose names have not been included in Pre-1962 colonies and there is a need to co-ordinate with MCD for revisiting the list of Pre-1962 colonies. MCD should provide the details based on approved plans by MCD to DDA for discussion in MAG.</p> <p>Hon'ble LG suggested that these colonies may be recognised and incentive of 50% more FAR for redevelopment should be adopted.</p> <p style="text-align: right;">Action: MCD</p>
12	<p>Development Code – Basement/ parking standard/ building control/ permissibility premises</p> <p>Permission of High Rise Buildings in all Use Zone similar to adjoining NCR Towns.</p> <p>Interlinking of Development</p>	<p>Hon'ble LG observed that National capital has number of historic buildings in Lutyens Bungalow Zone and permitting High rise building urban form needs to be examined in</p>

	<p>Norms with others Statuary Acts i.e. ASI, Fire, Disaster Management, Bureau of Indian Standards etc Separate Norms for TOD. Norms for Urban Poor Housing as per BIS Amalgamation and sub-division of Plots to be permitted without preparation of Redevelopment Schemes for all users.</p>	<p>relation to the location.</p> <p>Professor, NIUA informed that proper service plan including adequate Parking need to be prepared for the high rise building. Hon'ble LG urged that there is a need to ensure urban aesthetics in design for any vertical growth and permission for high rise buildings may be linked provision of basic facilities in such buildings.</p>
13	<p>Social Infrastructure – Health/ Education/ Institution</p> <p>a) Further Reduction of Areas Standards for Education Facilities in Villages/Unauthorized Colonies.</p> <p>b) Pre-existing Institutions Regularization</p> <p>c) Proposed differential standards for Housing for Urban Poor.</p>	<p>Pre-existing institutions are listed in notified Zonal Development Plans. Recently approval has been received from MoUD for examination of other applications as part of review of MPD-2021. These are further being examined in time bound manner by concerned Planning units. Hon'ble LG desired that pre-existing Institutions providing health, education and other charitable facilities but who could not apply for regularization earlier may be given another opportunity to do so, and the relevant file may be put up for orders.</p>
14	<p>Industry – Permissibility/ Development Control</p> <p>a) Residential Activities to be permitted in Industrial Plots.</p> <p>b) Declaration of Anand Parbat as industrial area</p> <p>c) Addition of list of unplanned industrial areas based on notification issued by GNCTD.</p> <p>d) Deletion of activities arc/ induction furnace, Foundries, Stainless Steel pickling etc. from the negative list of industries.</p> <p>e) Review of definition, workers, power load etc. in case of industries.</p>	<p>It was informed that agenda for negative list of industries is proposed to be discussed as a separate agenda item.</p>

15	<p>Shelter – Group Housing/ plotted Development</p> <p>More Commercial Activities to be permitted.</p> <p>Parking provisions in small residential plots (stilt/ basement)</p> <p>Sanction of Building Plans of Amalgamated Plots & Individual plots.</p> <p>Amalgamation of plots & Group Housing to be permitted.</p> <p>Permission of Sunshades/ Chajja on Public Land</p> <p>Permit residential activities in plots allotted to Political parties.</p> <p>Increase the permissible height of Residential plots from 15m to 18m.</p> <p>Review of granting 100% Ground Coverage in case of Residential plots which are affecting light and ventilation of the neighboring plots.</p> <p>In Jasola residential scheme provision of CSC/ LSC as per norms.</p>	<p>Hon'ble LG suggested that parking spaces be provided on surface by the owner of upto 100 sq m plot and norms of 1 car space per dwelling unit be mandatory. He also advocated that issue of levy of monthly parking charges for the vehicles parked on the streets may be examined for generating civic revenues.</p> <p>Senior Consultant, UTTIPEC informed that norms are already under preparation for basement and surface parking.</p> <p>Hon'ble LG, also gave a directive that the feasibility study for stilt & basement parking and in the building regulations done by UTTIPEC should be shared by the Committee looking into review of parking standards and building regulations. The Committee should take the relevant factors into consideration while reviewing the concerned chapters/ sections of the Master Plan.</p>
16	<p>Farmhouse</p> <p>Policy for farmhouses to be finalised.</p> <p>The sanctioned farmhouses may be allowed as 'country homes'</p> <p>Size for farm house plot to be reduced from 1 ha to 0.4 ha</p>	<p>The policy on farmhouses has been approved by DDA in its meeting held on 03/08/2012 and DDA is in the process of seeking approval of GOI, MOUD for issue of public notice for inviting objections/ suggestions.</p> <p>Hon'ble LG suggested that existing farmhouse cluster areas should not be converted to high density residential development because of severe paucity of ground water and need to preserve green areas for environmental reasons.</p>
17	<p>Godowns</p> <p>Food grains Godowns and other warehouses to be regularized in</p>	<p>The Advisory Group was informed the draft modified Policy on Godowns</p>

	<p>Urban Extension Areas. Permit Cold Storage in the basement in planned wholesale markets.</p>	<p>has been approved in Technical Committee meeting and it is being put up for consideration of MAG on “Enforcement & Plan Monitoring”</p> <p>Hon’ble LG suggested that Delhi Urban Regulatory Advisory Committee needs to be set up with professional members as Director SPA, Director NIUA, Chairman DUAC, President ITPI, IIA, IBC, Special Commissioner of Police(Traffic), Chief Fire Officer, Chief Architect, DDA, NDMC, Representative from MCD and DDA as convenor of the group. The Committee should provide an institutional mechanism for considering cases of land use change including those proposed by private parties.</p> <p>OSD to LG suggested that the norms of Police Station i.e. 1 Hectare for 1 police station be reduced to 0.4 ha size, as such a large area is not required for Police station site. The same was agreed upon.</p> <p>Action: Director (Plg) MP</p>
18	<p>DMRC</p> <p>Property development by DMRC with enhanced FAR in influence zone. Change of Landuse/ Permissibility of Activities in Transport Use such as Depot etc. Need for increased parking at metro station.</p>	<p>Senior Consultant, UTTIPEC, Ms. Romi Roy informed that these issues are being discussed in the Draft TOD Chapter and the MAG of UTTIPEC.</p>

The Advisory group appreciated the advice given by Hon’ble Lt. Governor on important policy matters, which will be further note of in discussions in MAG meetings.

Action: Director (Plg) MPR

4. Presentation of the items recommended by MAGs for review/ amendments in the Master Plan for Delhi 2021.

Addl. Comm. (Plg) MPPR, DDA presented following modifications recommended by the MAG-

I - PROPOSED MODIFICATION in MPD 2021 FOR CONSIDERATION	
Provision in MPD 2021	Proposed Amendment
<p>9. ENVIRONMENT Para 9.6 Green Belt In Table 9.4; Permission of Use Premises in Sub Use Zones Notes:</p> <p>i) The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas : Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room.</p> <p>ii) Interpretation Centre and Administrative office is permissible only in Heritage Areas.</p>	<p>9. ENVIRONMENT Para 9.6 Green Belt In Table 9.4; Permission of Use Premises in Sub Use Zones Notes:</p> <p>i) The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas : Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room.</p> <p>ii) Interpretation Centre and Administrative office is permissible only in Heritage Areas.</p> <p>iii) Multi Gym may be permitted in District/ Community Park having an area of more than 5 Ha. subject to maximum built-up area of 100 sq.m</p>

Engineer Member, DDA suggested that the built –up area as proposed to be increased up to maximum 225 sq m.

II -PROPOSED MODIFICATION in MPD - 2021 FOR CONSIDERATION	
Provision in MPD 2021	Proposed Amendment
<p>Housing for Urban Poor Guidelines Para 4.2.2.2 Traditional Inner City and Unplanned Areas B. Unauthorised / Regularised Unauthorised Colonies (c) The following facilities can be clubbed in a composite facility centre (500-1000 sqm.) (i) Multi-purpose community hall - 100 sqm. (ii) BastiVikas Kendra - 100 sqm. (iii) Religious site - 100 sqm. (iv) Police Post - 100 sqm. (v) Health Centre - 100 sqm. (vi) Park/Shishu Vatika- 200 sqm. (vii) Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided. (viii) Provisions for informal trade units</p>	<p>Housing for Urban Poor Guidelines Para 4.2.2.2 Traditional Inner City and Unplanned Areas B. Unauthorised / Regularised Unauthorised Colonies (c) The following facilities can be clubbed in a composite facility centre (500-1000 sqm.) (i) Multi-purpose community hall - 100 sqm. (ii) BastiVikas Kendra - 100 sqm. (iii) Religious site - 100 sqm. (iv) Police Post - 100 sqm. (v) Health Centre - 100 sqm. (vi) Park/Shishu Vatika- 200 sqm. (vii) Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided. (viii) Provisions for informal trade units and</p>

and weekly market to be made, wherever necessary.	weekly market to be made, wherever necessary. (ix) In case separate facility plots as per MPD norms are not feasible, the facilities may be clubbed & provided on the basis of ground realities and also by using the concept of Accommodation Reservation (AR).
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Provision in MPD 2021	Proposed Amendment
<p>Table 13.17: Development Controls for Socio-Cultural Facilities</p> <p>Notes:</p> <p>(i) In case of Community Recreational Clubs, 50 FAR shall be admissible on the area beyond 2000 sqm. and below 5000 sqm.</p> <p>(ii) In case of Recreational Club, 50 FAR shall be admissible on the area beyond 5000 sqm. and upto 10,000 sqm.</p> <p>(iii) In the open area apart from outdoor games / sport facilities, swimming pool would be permissible upto a area of 300 sqm. Free from ground coverage.</p> <p>(iv) In case of Banquet Hall,</p> <p>a. Basements within the ground envelope shall be allowed for parking. Stilt floor for parking is permissible.</p> <p>b. 30% of basement area for services/ storage shall not be counted in FAR.</p>	<p>Table 13.17: Development Controls for Socio-Cultural Facilities</p> <p>Notes:</p> <p>(i) In case of Community Recreational Clubs, 50 FAR shall be admissible on the area beyond 2000 sqm. and below 5000 sqm.</p> <p>(ii) In case of Recreational Club, 50 FAR shall be admissible on the area beyond 5000 sqm. and upto 10,000 sqm.</p> <p>(iii) In the open area apart from outdoor games / sport facilities, swimming pool would be permissible upto an area of 300 sqm. Free from ground coverage.</p> <p>(iv) In case of Banquet Hall,</p> <p>a. Basements within the ground envelope shall be allowed for parking. Stilt floor for parking is permissible.</p> <p>b. 30% of basement area for services/ storage shall not be counted in FAR.</p> <p>v) In case of International Convention Centre, maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.</p>

The Advisory Group agreed with the above modifications and recommended for further processing by placing them before the Authority for consideration.

Action: Director (Plg) MP

5. Issues related to Prohibitive/ Negative list of Industries in MPD-2021 with reference to order of Hon'ble Court.

Chapter 7.0 Industry Annexure III – Prohibitive/ Negative List of Industries		
S.No in the Annexure III of MPD-2021	Type of Industry	Recommendation of MAG
1.	Arc/Induction Furnace	No Change
38.	Foundries (Except Pit Furnace)	No Change
88.	Stainless Steel Pickling	No Change
48.	Industrial gelatine, nitro glycerine and fulminate	This entry is repeated at S.No 50, which could be deleted. Hence, the amended modified list would have 98 entries instead of 99. The S. Nos from 49-99 will be advanced by one number.

The Advisory Group agreed with the above recommendation and recommended to process these as per the provisions in DD Act in view of court order.

Action: Director (Plg) MP

6. Presentation of selected core items by UTTIPEC – Draft TOD Chapter

Draft TOD Policy for inclusion as a new chapter in MPD-2021 was presented by Romi Roy, Sr. Consultant, UTTIPEC. She also gave an insight into the key components of the TOD Policy and its overall structure:

Key Goals of Transit Oriented Development are:

To help achieve the MPD-2021 targeted 80-20 modal shift in favour of public transportation.

To, make public transport the preferable mode of transportation by making it easily accessible, efficient, reliable and safe for maximum number of people.

To, promote social equity through equal and safe access to public transportation for all.

To, help achieve Clean-Air Quality Targets for Delhi.

To, provide a variety and high-density mix of housing, employment and recreation options within walking/cycling distance of each other and of MRTS stations - in order to induce a lifestyle change towards healthier living and better quality of life.

To, help reduce the severe housing deficit by providing affordable housing stock within accessible distance of public transport and amenities, through redensification.

To, provide savings in public money through reduction of investments in physical infrastructure like additional roads, piping/cabling costs, as well as large savings in the time-cost currently lost in traffic congestion.

To, utilize the induced private-sector investment near MRTS nodes to provide funding for public transport improvements as well as provision of social amenities.

To help save environmentally sensitive lands and virgin lands through high-density compact development.

Key Design Principles of TOD:

Pedestrian & Cycle/ Non Motorized Transit Friendly Environment

Efficient Public & Para-transport System supporting MRTS

Multimodal Interchange and Street Connectivity

Mixed Land use and Appropriate Use Intensities

Placemaking – Create a safe, vibrant, comfortable urban “place”.

Well Managed Parking – Discourage use of car as a feeder or a general mode of transport through pricing and management.

Ms. Romi Roy, Senior Consultant, UTTIPEC also highlighted the basis of identification of TOD catchment areas from the center of Metro Stations. The relation of time taken to walk and the distance covered in Indian Context was based on a study done by Rites for DMRC.

TOD Intense zone: 300M zone (5Minute walking distance)

TOD Standard zone: 800M zone (10Minute walking distance)

NMT Zone: (10Minute cycling distance)

Based on the presentation made by UTTIPEC, The Advisory Group concluded that the mention of 500M zone demarcation for densification and redevelopment along the metro corridor needs to be removed from the Master Plan. It should be replaced by the revised catchment areas for TOD as presented by UTTIPEC and stated above in a-c. The rationale and the source of study should also be referred in the Master plan.

Professor, NIUA, suggested the densification of areas in the influence areas of Metro corridors should be done along with the Infrastructure provisions.

Commissioner (Plg) II, DDA suggested that the proposed Policy on Transit Oriented Development presented be grouped into:

Policy Norms and standards to be covered in the MPD- 2021 as part of TOD chapter.

Regulations/ guidelines that could be processed under section 57 of the Delhi Development Act .

Annexure that could be given proper numbers.

Ms. Romi Roy, Sr. Consultant, UTTIPEC, highlighted the importance of putting all the essential objects of the Transit Oriented Policy (including norms & standard) in the chapter for TOD in the Master Plan, failing which it will be difficult to achieve the desired end results of the Policy. Further, it was brought to the notice of the Advisory Group that UTTIPEC had taken up two pilot projects for testing the policy and update it for its flexibility and workability. The selected corridors are:

Mundka Corridor

Chattarpur Corridor

Hon’ble Lieutenant Governor, clarified that after updating the draft TOD policy based on the learnings from the pilot projects, the Policy, Norms, Regulations and Annexure have to be brought to the Advisory Group for approval.

Action: Senior Consultant, UTTIPEC

Ms. Romi Roy, Senior Consultant, UTTIPEC brought to the notice of the Advisory Group that since the TOD policy looks into Redevelopment strategies along with Greenfield and retrofitting works, it is essential that all the references in the Master Plan regarding

redevelopment within the MRTS Influence Zone need to be redirected to the TOD Chapter and deleted from the Redevelopment Chapter.

To clarify the point made by Ms. Romi Roy, Director UTTIPEC, Shri Ashok Bhattacharjee gave the example of the chapter on Redevelopment in the Master plan. The Advisory Group agreed to it and concluded that all such references of redevelopment of areas within the MRTS Influence Zone need to be as per TOD Policy and Chapter and necessary amendments/ deletions must be made in the relevant MPD sections.

On the issue of TOD phasing, UTTIPEC Sr. Consultants clarified that it was necessary to prepare Influence Zone Plans for TOD areas prior to its implementation. The whole process could be phased out based on the preparation of TOD Influence zone plans as well as the existence of either an operational Metro corridor or one that has been already approved.

Ms. Romi Roy, Senior Consultant, UTTIPEC gave an insight into the essential components of an Influence zone plan:

Urban Design Framework plan

Transport Impact Assessment and Mitigation Strategies

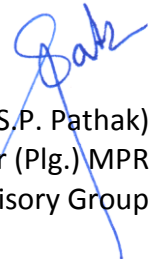
Decentralized Infrastructure and Sustainability Plan

Mechanism of Private Participation in Development/ Redevelopment strategies.

Action: Senior Consultant, UTTIPEC

It was decided that next meeting of Advisory Group will be organised on 19th October 2012.

The meeting concluded with vote of thanks to the Chair.



(S.P. Pathak)

Addl. Commissioner (Plg.) MPR
Member Secretary Advisory Group

Copy to:
Chairman
All members of the Advisory Group
Co-opted Members
Special Invitees

Appendix-A

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Shri S.K. Srivastava – Vice Chairman, DDA
3. Shri Ashok Khurana, Enginner Member, DDA
4. Shri. R. Chander Mohan, Principal Secretary (Urban Development), GNCTD
5. Shri Sanjiv Kumar, Secy. (Environment), GNCTD
6. Dr. Shekhar Shah, D.G., NCAER
7. Er. C.S. Prasad, IBC
8. Prof. S Sancheti, Director, SPA
9. Shri S.P. Bansal, Commissioner (Plg.) II, DDA
10. Smt. Usha .P. Raghupati, Professor, NIUA
11. Ms. Paromita Roy, Sr. Consultant, UTTIPEC, DDA
12. Shri S.P.Pathak, Addl. Comm. (Plg.)MPPR, DDA
13. Smt. Anshu Gupta, Deputy Architect, NDMC
14. Shri. Ashok Singh, Assistant Architect, NDMC
15. Smt. Debjani Ghosh, SRO, NIUA

Others

1. Shri. Ranjan Mukherjee, OSD to Lieutenant Governor
2. Shri Devinder Singh, Special Secretary to Lieutenant Governor
3. Shri. Vinod Dhar, Chief Architect, DDA
4. Shri S.B. Khodankar, Director (Plg.)MP, DDA
5. Smt. I.P. Parate, Director (Plg.)MPR, DDA
6. Sh. Ashok Bhattacharjee, Director, UTTIPEC, DDA
7. Dr. Anil Kumar, Director (Environment), GNCTD
8. Sh. R.S. Sinha, Conservator of Forest, Forest Department
9. Ms. Mriganka Saxena, Senior Consultant, UTTIPEC
10. Sh. Adarsha Kapoor, Urban Designer, UTTIPEC
11. Ms. Iram Aziz, Planning Consultant, UTTIPEC
12. Ms. Meenakshi Burman, Urban Designer, UTTIPEC
13. Ms. Akanksha Chopra, Urban Planner (GIS), Consultant, UTTIPEC, DDA