



DELHI DEVELOPMENT AUTHORITY

(Master Plan Review Section)

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New Delhi:110002; Ph no: 23379731

No.F.1(10)/2011/Dir.(Plg.)MPR &TC/

Dt:12.04.2012

Minutes of the 3rd Meeting of the Management Action Group “Common platform for Building approvals” held on 19.03.2012 under the Chairmanship of Engineer Member, DDA.

The third meeting of the Management Action Group “Common platform for Building approvals” was held on 19.03.2012 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following members/co-opted Expert Members/Special Invitees attended the meeting.

1. Engineer Member, DDA Chairman
2. Commissioner (Plg)I,DDA
3. Chief Architect, DDA
4. Addl. Commr(Plg)Area Planning, DDA
5. Addl. Commr(Plg)TB&C, DDA
6. Secy. DUAC
7. President , IUDI
8. OSD(Plg)MPPR
9. Director (Bldg)DDA
10. Director(Plg)MPR
11. Dy. Town Planner,MCD
12. Dy. Architect, NDMC
13. Hony. Treasurer, IIA
14. A.E. (B)HQ, MCD
15. A.E. (B)HQ, MCD
16. A.D(Plg)MP &DC,DDA

- 2 Chairman/Engineer Member, DDA welcomed all the members and Special Invitees for the 3rd meeting of the Management Action Group “**Common platform for Building**

approvals”. Thereafter Director(Plg)MPR gave back ground of the issues to be discussed in the meeting.

- 3. Confirmation of the minutes of the 2nd meeting of “Common platform for Building approvals” on 31.01.2012.** Since there were no observations by any members, the minutes of the meeting of 31.1.2012 were confirmed.

- 4. Review of Action Taken Note on 2nd meeting of the MAG- Study/Examination related to Stilts, Parking and Set-backs in Basement by MCD.**

This was discussed in the 4th Advisory Group meeting under the Chairmanship of Hon’ble L.G. on 23.02.2012. The relevant para of the minutes of meeting is reproduced below:

“ EM, DDA, Chairman of MAG emphasized 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 Engineering Department of Delhi Technology University in consultation with DDA/MCD, based on a few case studies”.

- Commissioner (Plg.)II to communicate to concerned.

Prof. Bhaduri , SPA who was present in the Advisory Group meeting may be requested to co-ordinate the study. Director (Bldg), DDA will nominate the responsible officer from DDA.

Action: Prof. Bahaduri, SPA
Director (Bldg), DDA
Suptd. Engg(Bldg)MCD

5. Suggestions forwarded by Building Section, DDA

Issues/Suggestions referred by Director(Bldg.)DDA	Observations/Recommendations by MAG
<p>Chapter 4.0 : Shelter</p> <p>4.4.3 Control for building/building within residential premises</p> <p>A. Residential Plotted Housing.</p> <p>Reducing number of categories of different sizes of residential plots for Development Controls: Since the FAR ,ground coverage and no.of DUs is same under category of plot area of 32 sqm. as sl.no.1&2 may be clubbed together.</p> <ul style="list-style-type: none"> <p>Notes No. 4</p> <p>The permissibility of 100% ground coverage was only for a limited period when the Master Plan came into force, validity of point no.2-4, no longer stands since the provision contained was applicable w.e.f. 22.09.2006 and now at this stage, time of construction for the cut-off date is not possible to be ascertained.</p> <p>viii) Parking</p> <p>Parking space to be provided within the residential plot. Norms indicated in MPD-2021-Plot below 250 sqm. is not mandatory to provide parking space within residential plot.</p> <p>Master Plan also permits parking under stilt as given under point(vii) and basement(vi)</p> <p>A. Residential plot Group Housing: Under Point (v)</p> <p>“Such flat areas should have a carpet area between 25-40 sqm. to be modified”.</p> <p>“Such DU should be size of 25-40 sqm. area”.</p>	<p>It was observed that the controls of para 1and,2 of 4.4.3 are same. Thus area of plot(sq.mt) category will be “below-50”. Para -3 to 11 of 4.4.3will be re-numbered as para 2 to 10.</p> <p style="text-align: right;">Acton: Dir(Plg)MPR</p> <p>The modifications suggested was not agreed/recommended by the Group.</p> <p>This will be part of the study to be co-ordinated by SPA regarding basement and stilt parking as mentioned in para 4 above.</p> <p style="text-align: right;">Action: SPA</p> <p>The group did not recommend the modifications</p>

<p>Chapter : 5.0 Trade & Commerce Table 5.4</p> <p>Provision of atrium upto maximum 10% ground coverage is allowed to be provide under the category of (I)LSC (iv) Community centre, Commercial Centre , (v)D.C./sub-CBD/sub-city level commercial area and also under Point c-Hotel in the MPD -2021. However, clause: <i>in case the permissible additional ground coverage for atrium is utilized 25% of the utilized ground coverage shall be counted towards FAR</i> was added only for hotels under modifications of MPD-2021 vide dt. 12.8.08 <i>whereas this is not given under the category of premises LSC, CC and commercial center.</i></p> <p>Floor-Wise Sanction</p> <p>Building Plans are being sanctioned based on the perpetual lease, conveyance deed, subsequent sale deed etc. and no floor wise sanction is to be considered by DDA exclusively based on exclusive documents. MCD has sent note to DDA for consideration.</p> <p>Minimum set backs</p> <p>The change in Set-back requirement of residential plots have been effective by the MPD-2021. Court order passed relating to sanctioning of building plan for colonies like Green Park etc. However, It was observed by Hon’ble Lt. Governor to revisit and take-up the issue for colonies which were approved prior to MPD-1962 wherein the set back norms now stand revised under MPD-2021in the process of Review of MPD-2021.</p>	<p>The Group accepted the suggestions and recommended with following to be added in table 5.4 under para (a) (i) (iv) & (v)</p> <p><i>“in case, the permissible additional ground coverage for atrium is utilised, 25% of the utilized ground coverage shall be counted towards FAR.</i></p> <p>Action: MPR</p> <p>This issue is outside the scope of Master Plan. MCD officer informed that a Public Notice was issued in this record and the proposal has been forwarded to Ministry of Urban Development ,Govt. of India. This will be dealt as per the policy by MCD.</p> <p>Action: Addl. Comm. (Engineering) MCD</p> <p>Group felt that the Side-1 set back is dealt as per the provision in approved layout plan. Specific clarifications if any can be dealt as part of building bye laws for which committee has been formulated under the Chairmanship of Commissioner MCD.</p> <p>Action: Addl. Comm. (Engineering) MCD</p>
<p>Chapter 15.0 Mixed Use Regulation, Para 15.6</p> <p>Retail shops and offices are permitted under Mix Use Regulations subject to payment of appropriate charges. However, in case where the FAR is available in those cases, the basement and the ground Floor</p>	<p>The group felt that, if basement is used for storage in case of commercial activity is to be counted in FAR. Such clarifications can be dealt as part of Bldg. bye laws for which committee has been</p>

<p>6 Area is counted towards FAR having commercial activity and no further construction is being made unauthorisely to consume the total FAR on upper floors while retaining basement free from FAR to avail benefit of the provision. Therefore, in case where the FAR is available and building has commercial activities at basement or ground floor level, further construction may be allowed on payment of appropriate charges by the local authorities.</p>	<p>formulated under the chairmanship of Commissioner MCD. Action: Addl. Comm.(Engineering) MCD Director (Bldg)DDA</p>
<p>Chapter 13: Social Infrastructure: Para 13.1 –Health As per MPD-2021 15% of maximum FAR can be utilized for residential purpose for essential staffs, may be inserted as exclude case, allotted prior to 07.02.2007 and in case of land allotted prior to 07.02.2007, such provision of residential component shall be in accordance with the allotment of the land. Table 13.4 Development Controls of Education Facilities, Under Note 3 Play Ground should be developed on pool basis in different areas at neighbourhood level, and too add, applicable only for new schools where playground on pool has been shown LOP</p>	<p>The group did not recommend the modification. The group did not recommend the modification.</p>
<p>Chapter 17: Development Code Clause (4) Parking Standards Parking Provisions as per MPD-2021 may be considered only for the additional FAR as already provided for Hotels as per modification of MPD-2021 dated 26.02.2009 Development Code: 8(5) Basements (B) On page 128 of Gazette Notification of MPD-2021 as : “ The Basement(s) outside the Ground Coverage and below Stilt (both within & outside building lines) shall be kept flushed with the ground ventilation”</p>	<p>Public Notice was issued for this and the modifications are in the process for approval. Action: Director(Plg)MP,DDA This was discussed in MAG and based on the approval of the Advisory Group the proposal was placed before Authority in its meeting held on 12.03.2012. Action: Director(Plg)MP,DDA</p>

6. Suggestions/ Recommendations of Association/ Federation /Samiti forwarded by MoUD.

Issues / Suggestions (Details are given in below)	Observations/Recommendations given by MAG
<p>The Federation of Hotel and Restaurant Association of India <i>(issues referred by MoUD vide letter no. K-12011/4/2011-DDIB , dated 02.02.2012, DDA diary no. 1726)</i></p> <p>a. The FAR for Hotels in the Capital may be enhanced from the existing 225 to 300 and the charges for grant of additional FAR may be recovered at 25% on the basis of the circle rates.</p> <p>b. Hotel specific services viz. Laundry, Cold Room for storing Food articles, Linen store etc may be permitted in the basement without counting in FAR.</p>	<p>Mostly hotels are part of commercial centre for which comprehensive scheme is prepared. The FAR for Hotel has been increased recently prior to the Common Wealth Games-2010. Increase in FAR of the hotel will have negative impact on the requirement of parking infrastructure etc.</p> <p>HUPW,DDA may get the studies undertaken by the School of Planning & Architecture, New Delhi for impact in case of existing hotels in commercial schemes/ stand alone Hotel to develop model future norms.</p> <p style="text-align: right;">Action: Chief Architect, HUPW,DDA</p> <p>Policy for additional FAR charges based on the circle rates is outside the scope of Master Plan.</p>
<p>Mahila Nagrik Adhikar Samiti <i>(Issues referred by MoUD vide letter no. K-12011/4/2011-DDIB , dated 02.02.2012, DDA Dairy No.1745)</i></p> <p>a. Objection for any permission of shops on internal roads (less than 15 mtrs) of the colonies and under the co-operative group housing societies.</p> <p>b. Suggested for Mixed Land Use of residential house for only peace full & pollution free activity on the roads 15 mtr and above only after written consent of the same building and nearby (with in the distance of 25 mts.)</p> <p>c. Objected for manufacturing and processing activities are going in the Halwai shops/ Dairy products shop / Dhabas etc. Because these type of work has a direct adverse effect on civic amenities like putting extra load on the water & electricity supply but also the waste disposal mechanisms through sewage.</p>	<p>(a)(b)(c) Municipal Corporation of Delhi is preparing Re-Developed plan for Special Area and local area plans for various wards within Special Area. Suggestions to be considered by MCD while preparing the LAPs with public consultation.</p> <p style="text-align: right;">Action: Chief Planner, MCD</p>

<p>Paharganj shopkeeper welfare Association <i>(Issues referred by MoUD vide letter no. K-12011/4/2011-DDIB, dated 13.12.2011, DDA Dairy No. 505)</i></p> <p>Requested policies needs to be formulated as mentioned in Chapter –III of the Special Area.</p> <p>a. Association are having shops in the market area namely 6 Tutti Chowk, Paharganj. The said market falls in Market area and is considered as “other than walled city” Chapter –III of MPD-2021 deals with Special Area. All the rules and policies as contemplated for special area has not been formulated despite passage of more than three years since the notification of MPD-2021.</p> <p>b. The market needs to be preserved as heritage market.</p> <p>c. The said market and all the streets connected there to have already been notified as commercial street in MPD-2021.</p> <p>d. Since the said market is a pedestrian market, no further widening of the said bazaar is necessary.</p> <p>e. The shops and buildings in this market are very old. Hence breaking of this buildings from front or back is going to severely affect the strength and stability of this buildings. Hence widening of the road which can only be done by breaking old structures, fall of one building would result falling to several other buildings.</p> <p>f. Govt. has to come up with comprehensive policies to deals with every aspect with regard to be legal title of occupants/shopkeepers, who are occupying this properties for several decades.</p> <p>g. Shopkeeper/ market association should be given permission to improve over all condition and front facades of the shops .The shopkeepers should be given right to renovate the premises as per existing plans or plan sanctioned by the competent authority.</p> <p>h. It is requested to permit the Association or representatives of the shopkeepers to participate in the decision making process</p>	<p>Suggestions was agreed by Group in principle Municipal Corporation of Delhi to take note of such suggestions while notifying the mixed land use streets in future.</p> <p style="text-align: right;">Action: Chief Planner ,MCD</p>
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Confederation of All India Traders

(Issues referred by MoUD vide letter no. K-12011/4/2011-DDIB dated 13.12.2011, DDA diary no. 506 dated 20.12.2011 , 1431 & 1432, dt: 18.11.2011, 1459 dt: 22.11.2011)

a. Defining more areas under the definition of "Special area".	To be dealt by MCD as part of LAP
b. Proposed date of regularization of any structure. The cutoff date should be either 31.12.11 or the date of notification of amendments in MPD-2021 whichever is later.	Not agreed by the MAG
c. Appointment of staff	To be dealt by MCD as part of LAP
d. Norms for the preparation of special areas – specific provision in Master Plan for conversion from lease hold to free hold and additional FAR as applicable to residential plots.	As part of Special Area redevelopment plans are to be prepared by MCD
e. Under clause 15.7.3 ; such activities to be allowed on all floor	The predominant activity is residential on the ground floor and use of other activity on the upper floors invites more congestion.
f. Increasing the size of small shop from 20 sqm to 50 sqm.	Not agreed by the MAG
g. Policy of shifting of Trade.	Provision as per Master Plan, details are to be worked out by implementing agencies
h. Conversion charges to be payable in a fixed duration.	Not a part of Master Plan Review
i. Amalgamation of plots	Part of regularization as per provision of Master Plan
j. Check Mixed-Use Provision	Concern MCD

The meeting ended with thanks to the chair.



(I.P.Parate)
Director (Plg.)MPR
DDA

Copy to:

- All members
- Co-opted Members
- Special Invities
- Addl.Comm.(Engineering)MCD
- Director, SPA, New Delhi