



**DELHI DEVELOPMENT AUTHORITY**  
**(Master Plan Review Section)**  
**6<sup>TH</sup> Floor: VikasMinar**  
New Delhi: 23379731

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

Dt: 18.03.2013

**Subject: Minutes of the 8<sup>th</sup> meeting of Management Action Group on “Common Platform for Building Approvals” held on 8<sup>th</sup> March, 2013.**

The Eighth meeting of the Management Action Group on “Common Platform for Building Approvals” on mid-term review of MPD-2021 was held on 8<sup>th</sup> March, 2013 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

**Members**

- Engineer Member, DDA - Chairman
- Chief Architect, DDA
- Addl. Commissioner (Plg.)MPR& AP, DDA
- Director (Bldg.), DDA

**Special Invitee**

- Addl. Commissioner (Plg.) UTTIPEC & Bldg., DDA
- Director (MP), DDA

**Others**

- Director (Plg.) MPR & TC, DDA
- Sr. Architect (Rohini & Narela Zone) HUPW, DDA
- Dy. Director (Bldg.), DDA
- Dy. Director (Plg.) Zone-‘D’, DDA
- Meenakshi Singh, Asstt. Director (Plg.) MP&DC, DDA
- Sh. Amit Kumar, Planning Assistant, Zone-‘D’, DDA
- Sh. R.C. Rangray, Engineer Officer, L&DO
- Sh. S.K. Jain, B.O., L&DO
- Sh. Vijay Kaushal, NDMC
- Sh. Mohan Chandra, Sr. Architect (SP&C)
- Smt. Namrata Kalsi, Sr. Architect, DSIIDC
- Sh. Pramod Adlakha, Consultant

Chairman welcomed Members and Special Invitees for the eighth meeting of MAG on “**Common Platform for Building Approvals**”. Thereafter, Director (Plg.) MPR briefly outlined the issues to be discussed in this meeting.

**1. Confirmation of the minutes of the 7<sup>th</sup> meeting on MAG on “Common Platform for Building Approvals” held on 18.10.2012**

The minutes of the meeting held on 18.10.2012 were circulated to the members. The minutes were confirmed as no observations/comments were received from members and invitees on the minutes circulated.

**2. Review of Actions of previous MAG meetings - Referred to HUPW**

A presentation was made by Sr. Architect, HUPW, DDA; and following issues were discussed.

**i) Suggestion regarding insertion of Norms of IS: 8888 formulated by BIS for low income housing in MPD-2021 which earlier existed in MPD-2001.(Forwarded by Director (MP & DC)**

As per MoM of the 4 <sup>th</sup> Meeting of MAG	Observations/comments
<p>The issue is regarding standard design for 25.0 sq.yd.(21.46 sq.m.) plot and as per 283<sup>rd</sup> meeting held on 24.09.2009 decisions to insert 'norms of IS:8888 formulated by BIS for low income housing' in MPD-2021. It was informed that in MPD-2001, following provision was given in case of low income housing:</p> <p><i>'The norms of IS:8888 code formulated by BIS shall be applicable for low income housing which provide a maximum net density up to 300 DU's/ha.</i></p> <p>It was observed that in some cases BIS code is advisory and not mandatory. The norms regarding room size provided in IS:8888 code be incorporated in MPD-2021 for EWS housing.</p> <p>Chief Architect, DDA to study the provisions in the latest code and its implications in relation to EWS housing undertaken by DDA for taking a final decision.</p>	<p>Regarding standard design for 25.0 sq.yd.(21.46 sq.m.) plot it is informed that the Architecture Wing of DDA is not preparing any such schemes and the matter relates to the Planning Wing which has recently carved out such plots in respect of the Rohini Residential Scheme.</p> <p>The Development Control Norms for plotted development in Rohini Scheme are as per MPD-2021 and thus, no amendment is required.</p> <p>Regarding the provisions in the latest code and its implications in relation to EWS housing undertaken by DDA it is suggested that the <b>provisions regarding the room sizes in IS:8888 code may be incorporated in the norms for EWS housing/Slum &amp; JJ Redevelopment schemes in Para 4.2.3.4 of MPD-2021.</b></p>

#### ii) Suggestion regarding Housing for Urban Poor

The matter has been examined by HUPW, DDA which observed that EWS dwelling units are to be accommodated in the sites identified for -

1. In-situ Up-gradation/Rehabilitation of Slum & JJ Clusters and Resettlement Colonies.
2. As part of Group Housing as provided in MPD 2021 - "The developer shall ensure that minimum 15% of FAR or 35% of the dwelling units, whichever is more, are constructed for Community-Service Personnel/EWS and lower income category."
3. Residential Plot – Group Housing pockets wherein EWS category of housing is being proposed. This is being done in order to achieve the target of one lac housing for the urban poor.

MAG was informed that Advisory Group in its meeting held on 06-12-2012, and further discussed in DDA meeting on 05-03-2013, had recommended the following:

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>Title of Para 4.2.3.4</b>		
1.	Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation – In-situ Up-gradation/Rehabilitation of Slum & JJ Clusters and Resettlement Colonies	Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation – In-situ Up-gradation/Rehabilitation of Slum & JJ Clusters, Resettlement Colonies <b>and Schemes for Rehabilitation of Project-affected Persons &amp; Unsafe Buildings.</b>
<b>Para 4.2.3.4</b>		
2.	The <u>concerned</u> implementing agency/corporate body should work out schemes for collective community rehabilitation/relocation and explore the possibility of involving private sector/slum cooperatives. In existing resettlement colonies,	The implementing agency/corporate body <b>concerned</b> should work out schemes for collective community rehabilitation/ relocation and explore the possibility of involving private sector/slum cooperatives. In existing

<p>redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum &amp; JJ Rehabilitation Scheme.</p> <p>The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these guidelines at the time of preparation of new schemes is essential. Group housing norms shall be applicable with the following conditions:</p> <ul style="list-style-type: none"> <li>(i) Minimum plot size 2000 sqm (<u>facing a min. road of 9m</u>).</li> <li>(ii) Maximum density – 600 units per ha. + 10% variation, on residential component of the land.</li> <li>(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land and FAR on the remunerative component of the land shall be as applicable for the relevant land use.</li> <li>(iv) Mixed land use/commercial component up to 10% of permissible FAR in the residential component of the land.</li> <li>(v) Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme.</li> <li>(vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.</li> <li>(vii) Area of dwelling unit for rehabilitation shall be around 25 to 30 sqm.</li> <li>(viii) Common parking is to be provided which can be relaxed wherever required, except for the parking for remunerative purposes.</li> <li>(ix) No restriction on ground coverage (except set backs)</li> <li>(x) Schemes shall be approved by concerned local body.</li> <li>(xi) Schemes/designs should be compatible for disabled.</li> <li>(xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.</li> <li>(xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.</li> </ul>	<p>resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum &amp; JJ Rehabilitation Scheme <b>and schemes for rehabilitation of project-affected persons and for Unsafe Buildings.</b></p> <p>The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these Guidelines at the time of preparation of new schemes is essential. Group housing norms shall be applicable with the following conditions:</p> <ul style="list-style-type: none"> <li>(i) Minimum plot size 2000 sqm (<b>on a min. ROW of 9m</b>). <b>In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10%.</b></li> <li>(ii) Maximum density – 600 units per ha. + 10% variation, on residential component of the land.</li> <li>(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (<b>including facilities i.e., Facility for the level as indicated in Table.3.3 of Chapter 3 based on the population accommodated under the project/scheme</b>) and FAR on the remunerative component of the land shall be as applicable for the relevant land use.</li> <li>(iv) Mixed land use/commercial component up to 10% of permissible FAR in the residential component of the land. <b>In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e., Group-A Household Industries as given in Annexure 1 of Chapter 7) to the beneficiaries of the project scheme.</b></li> <li>(v) Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme.</li> <li>(vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.</li> <li>(vii) Area of dwelling unit for rehabilitation shall be around 25 to 30 sqm.</li> <li>(viii) Common parking is to be provided which may be relaxed wherever required, except for parking for remunerative purposes.</li> <li>(ix) No restriction on ground coverage (except set backs)</li> </ul>
---	---

		(x) Schemes shall be approved by the local body concerned.
		(xi) Schemes/designs should be compatible for <b>differently abled persons</b> .
		(xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.
		(xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.

The suggestions related to in-situ rehabilitation of Slums and JJ Clusters and EWS Public Housing Schemes undertaken in Delhi by DDA, DSIIDC, DUSIB etc. were presented by Officers from these agencies. The MAG was informed the following:

- i) A Public Notice was issued on 01.10.2012 and the objections/ suggestions received were placed before the Board of Enquiry and Hearing on 15.01.2013. The Board suggested modifications related to density etc. which were considered by DDA on 05.03.2013. Minutes of the meeting are awaited. These will be forwarded to MoUD, GoI, after approval, for issue of final notification for amendments in MPD-2021.
- ii) The suggestions recommended by Advisory Group on 06.12.2012 were also considered by DDA on 05.03.2013. After approval of the Authority, a public notice will be issued for inviting objections/ suggestions from the public.

In view of above, MAG requested Chief Architect, HUPW, DDA to examine the above mentioned amendments, if any, with reference to existing DDA schemes / projects. These suggestions can be placed for consideration of Authority as part of confirmation of the minutes of the Authority Meeting dated 05.03.2013.

**Action: Chief Architect, HUPW, DDA**

In continuation to the above, following additional amendments are suggested by the MAG in Para 4.2.3.4 of MPD-2021.

**Para 4.2.3.4** Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation - In-situ Up-gradation/Rehabilitation of Slum & JJ Clusters and Resettlement Colonies, Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings **and EWS public housing schemes**.

- (vii) Area of the dwelling unit for EWS or rehabilitation shall be maximum 25sqm. **(Carpet Area) and room sizes as per IS: 8888.**
- (viii) Common parking is to be provided **for residential component at 0.5 ECS per 100sqm of floor area** which can be relaxed wherever required. Parking for remunerative purposes **shall be as applicable for the relevant land use.**

In addition to above, MAG was informed that it was suggested by DSIIDC that area for 'dhalao' be 0.002ha. In this regard, MAG observed that Local Bodies shall encourage door-to-door collection system; and the land for 'dhalao's shall be utilized mainly for segregation of waste, and parking of utility-vehicles. The Local Bodies to ensure removal of existing 'dhalao's in phases. Following modification was recommended in MPD-2021.

**Table 4.2- Infrastructure Requirement for layout at Residential Neighbourhood Level**

**Existing provision in MPD-2021**

S. No.	Use Premises	No. of Units	Unit Area (ha.)	Total Land (ha.)
(e)	Utilities 15. Dhalao including segregation facility	1	0.02	0.02

**Proposed modification**

S. No.	Use Premises	No. of Units	Unit Area (ha.)	Total Land (ha.)
(e)	Utilities 15. <b>Area for segregation of waste and</b>	1	0.02	0.02

	<i>parking of utility vehicles</i>			
--	------------------------------------	--	--	--

Note (viii) to be added.

Notes:

***(viii) Local Bodies to ensure removal of existing dhalaos in phases.***

Following modifications in **Para 4.4.3 B. Residential Plot – Group Housing** were recommended by the MAG

(v) The developer shall ensure that minimum 15% of FAR are constructed for Community-Service Personnel/EWS and lower income category. Such flats should have a carpet area up to **25sqm**.

**iii) Redevelopment of commercial areas guidelines w.r.t. DDA decision in its meeting dated 15.05.2012 on amendment in MPD-2021.**

Presentation was given by Chief Architect, HUPW, DDA and it was informed that the policy guidelines are under formulation and the same will be modified based on the suggestions given in the MAG; and shall be put up after the approval of Competent Authority. The final draft will be placed before the Advisory Group.

**Action: Chief Architect, DDA**

**iv) Regularize construction of double storied flats with a height of 15 meters as per provision of MPD-2021**

As per MPD-2021, Table 4.3 footnote ‘\*Pre-1962 plotted double storied flats shall be treated as Residential Plots’. MAG observed that these are very old flats allotted by L&DO mostly under rehabilitation, and needs reconstruction. In view of this, MAG recommended addition of following sentence in continuation of the present provision.

***“In case of reconstruction, land owning agency to provide NOC for sub-division into two equal plots for sanction of building plans. Incentive FAR will be applicable only in case the total redevelopment scheme will be submitted by RWA.”***

**3. Addition / Alterations in DDA Flats / CGHS Flats – Dogra Committee Recommendations**

Recommendations of Dogra Committee were presented by Director (Bldg.) DDA which are under consideration of MoUD. MAG observed that addition / alteration permitted without sanction of building plans for DDA housing already notified by DDA should also be made applicable for residential flats in Cooperative Group Housing Societies (CGHS).

Director (Bldg.) DDA informed the Group that structural safety certificate shall be required to permit addition / alteration. MAG recommended that a list of permissible additions / alterations in DDA and CGHS Flats without sanction of Building Plans shall be published for information of public.

**Action: Director (Bldg.) DDA;  
Director (Plg.) MPR&TC, DDA**

**4. Enhancement of FAR for Hotels in the NCT of Delhi from 225 to 300 received from Federation of Hotel & Restaurant Associations of India; Forwarded by Master Plan Section, DDA**

MAG observed that FAR for hotels was increased in view of Commonwealth Games-2010 vide notifications in 2008 and 2009. Most of the hotels are part of integrated Commercial Schemes and further increase in FAR would affect the planning and designing of Commercial Centres. In addition, substantial number of rooms will be available for tourists in view of regularization of motels in Delhi. Hence, no modification in MPD-2021 was recommended.

## 5. Regarding Control of Building(s) within Residential Premises, forwarded by Master Plan Section, DDA

MPD-2021 - Table 4.4.3 A –Residential Plot – Plotted Housing provides following:

Notes:

- (2) \*100% ground coverage shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges as notified.
- (4) \*\*100% ground coverage and 350 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges as per the notification, in respect plot-size between 100 to 175 sqm.

The request -to extend the cut-off date to include all buildings constructed on such plots till date, and restriction only pertain to maximum permissible height of 15m and structural and fire safety - was discussed.

This issue was earlier discussed in 4<sup>th</sup> MAG dated 05.07.2012 regarding provision of rear setback in residential Plotted development where there is no back lane. The 4<sup>th</sup> MAG had observed the following:

*'It was felt that the regularization of construction even upto 22.09.2006 may have to be examined with regard to the following:*

- a. Fire safety
- b. Structural safety
- c. Encroachment on public land
- d. Non-interference in neighbours right to air and sunshine.

*The building sections of MCD & DDA to critically re-examine the implications of MPD provisions in such cases based on ground realities and problems faced by the law abiding residents vis-a-vis, the number of plots where such construction is already regularized etc. and submit the status report before MAG for discussion.'*

*Action: Suptg. Engineer (Bldg.) HQ, MCD, Director (Bldg.), DDA*

MAG recommended that the status report may be discussed by the Committee constituted for preparation of Building Bye-Laws. Hence, no modification to MPD-2021 was suggested as part of the review of MPD-2021.

**Action: Suptg. Engineer (Bldg.) HQ, MCD, Director (Bldg.), DDA**

## 6. Suggestion forwarded by MoUD regarding increase of FAR and regularization of unauthorized construction of property no. 9 at Prithviraj Road, New Delhi.

The MAG observed that the site under reference falls within the Lutyen's Bungalow Zone (LBZ). It was informed that it may be examined by L&DO & NDMC with respect to misuse of the property, approved layout plan, sanctioned building plans etc. and also as per LBZ guidelines.

**Action: L&DO & NDMC**

## 7. Discussion of suggestions received towards Review of MPD-2021 –

- a) Suggestion received from Federation of Co-operative Group Housing Societies- Dwarka, regarding the provision of recreation club and facilities for senior citizens at Dwarka, forwarded by Additional Commissioner, Landscape.

The Group was informed that as per the recommendations of the Board, which were discussed in the DDA Meeting of 05-03-2013, the following recommendations were discussed.

*"Additional floor area **minimum 400 sq.m or at the rate of 0.6% of permissible FAR** shall be allowed **free from FAR** to cater to community needs such as community/recreational hall, crèche, library, reading room, **senior citizen recreation room/club** and society office."*

Hence, no further modification to MPD-2021 was suggested by the MAG.

**b) Inclusion of Residential units (Apartments) as a use within 20% FAR allowed for commercial purposes received from Federation of Hotel & Restaurant Associations of India.**

Director (Plg.) MPR, DDA informed the Group that the representative of Federation of Hotel & Restaurant Associations of India was not able to attend the meeting and had requested for representation in the next meeting. MAG agreed that the representative be invited in the next MAG meeting of the Group.

**8. Suggestions not related to Review of Master Plan**

S. No.	MPR -DDA Diary No.	Issues	Observation/Recommendation of MAG
<b>A</b>			
<b>Suggestions related to Building Bye-laws</b>			
1	<b>77, 689, 1693, 1719, 1721</b>	Clarity regarding the opening of lifts	MAG observed that the suggestion relates to building bye laws and thus no amendment suggested in MPD-2021. Hon'ble LG has constituted a Committee for review of Building Bye-laws in Delhi. This Committee is to examine all such suggestions. Hence, no modification to MPD-2021 was suggested as part of the review of MPD-2021. <b>Action: Director (Building) DDA</b>
2	<b>1413</b>	a) Sharing services such as air conditioning, power facilities and distribution, water treatment, sewage treatment and any specialised services between adjoining buildings. b) The basement ceiling should not be limited to minimum 900mm to maximum 1200mm.	
3	<b>3538</b>	Policies with respect to ramps.	
<b>B</b>			
<b>Suggestions related to Local Bodies</b>			
4	1480,1481,1482,1483,1484,1485,1486,1487,1488,1489,1490,1491,1492,1493,1494,1495,1496,1497,1498,1499,1500,1501,1502,1503,1504,1505,1506,1507,1508,1509,1510,1511,1512,1513,1514,1515,1516,1517,1518,1519,1520,1521,1522,1523,1524,1525,1526,1527,1528,1529,1530,1531,1532,1533,1534,1538,390,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,3163,3168,3174,3186,79,2157	Retail shops to be allowed on basement and ground floor of Rajeshwar Arya Marg and Hargyan Singh Arya Marg in NDSE-I	MAG suggested that the matter be examined by local bodies. No modification in Master Plan-2021 suggested. <b>Action: CTP-SDMC</b>
5	<b>2433</b>	Preparation of redevelopment scheme for villages.	
<b>Others</b>			
6	<b>1413</b>	The provision of atrium may be 100sqm or 2% extra ground coverage and free of FAR, whichever is more, should be given to Residential Group Housing projects also.	The Advisory Group in its meeting on 06.12.2012 has suggested incentives for energy efficient / green buildings related to ground coverage, FAR, etc. while approving the services plans for plots of size 3000 sq.m and

			above.
7	2172	Commercial Areas developed by Ministry of Rehabilitation should be incorporated in Zonal Plan.	MPD-2021, Table 3.3 provides list of facilities / uses in ZDPs and Layout Plans. Based on this, the Commercial Centres at this level are to be indicated in Layout Plans. Hence, no modification is required in Master Plan.
8	2394	FAR of commercial to be increased to 400 and local bodies should amalgamate the plots as per MPD 2021.	FAR for individual commercial plots, amalgamation etc. is part of the Architectural Scheme for Commercial Centres. MPD-2021 has already recommended incentive FAR in case of redevelopment of Commercial Centres.
9	2203	All plots to have at least two sides open.	MAG observed that the suggestion is not related to Master Plan.
10	2207	2.25% FAR in all industrial areas to be increased uniformly irrespective of the size.	
11	2377	The shops should be de-sealed at the earliest.	
12	2550	Build More DDA Flats	
13	2520	The minimum area for 1 car park (ECS) should be reduced to 80 sqm instead of 100 sqm as most of the household now have more than one car.	The suggestion was not agreed by the MAG.
14	3605	Suggestion regarding upkeep/ additions/alterations of DDA Flats.	Refer Item No. 3 –‘Addition / Alterations in DDA Flats / CGHS Flats – Dogra Committee Recommendations’.

MAG observed that terms “physically challenged people”, “disabled” etc. are used in various chapters of MPD-2021. MAG recommended replacing them by the term **“differently abled persons”** wherever applicable.

**Action: Director (Plg.) MPR&TC, DDA**

The meeting ended with thanks to the Chair.



**(I.P. Parate)**

**Director (Plg.) MPR & TC, DDA**

Copy to:

- All members
- Co-opted Members
- Special Invitees
- Concerned officers for necessary action as mentioned in the minutes.