



DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6TH Floor: Vikas Minar
New Delhi: 23379731

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

Dt: 24.05.2013

Subject: Minutes of the Ninth meeting of Management Action Group on “Common Platform for Building Approvals” held on 09th May, 2013.

The ninth meeting of the Management Action Group on “Common Platform for Building Approvals” on mid-term review of MPD-2021 was held on 09th May, 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

Co- opted expert members

- Sh. Ujan Ghosh, President, Institute of Urban Designers, India
- Sh. Sudhir Vohra, Architect

Special Invitee

- Addl. Comm. (Plg.) UTTIPEC & Bldg., DDA

Others

- Director (Plg.) MPR & TC, DDA
- Sr. Architect, HUPW (R&N), DDA
- Sr. Architect, HUPW (SP&C), DDA
- Dy. Director (Bldg.) DDA

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

i) Confirmation of the minutes of the eighth meeting of MAG on “Common Platform for Building Approvals” held on 08.03.2013

The minutes of the meeting held on 08.03.2013 were circulated to the members. The minutes were confirmed as no observations/comments were received from members and invitees on the minutes circulated.

Senior Architect, HUPW (R&N), DDA expressed that in public notice issued on 04/05/2013, it appears that modifications are not according to the modified minutes of the meeting of Authority held on 05/03/2013. Chief Architect, DDA was requested to examine and observations may be forwarded to MP Section, DDA as part of objection/suggestions within 45 days from the date of issue of the public notice.

Action: Chief Architect, DDA

ii) Action Taken note of the eighth meeting of MAG on “Common Platform for Building Approvals” held on 08.03.2013

Sl.	Issues	Status
1	Redevelopment Guidelines for commercial areas w.r.t. DDA decision in its meeting dated 15.05.2012 on amendment in MPD-2021.	<p>Chief Architect, DDA informed the Group that Redevelopment Guidelines for Commercial Areas are under preparation in HUPW, DDA and after the approval of the competent authority will be placed in the next meeting of the Advisory Group.</p> <p style="text-align: right;">Action: Chief Architect, DDA</p> <p>MAG was informed that Commercial Areas also include wholesale and warehousing areas planned by HUPW, DDA for which incentive FAR has been proposed in MPD-2021. Suggestions have also been received in this regard. Chief Architect, DDA informed that the Guidelines for such areas will be different and should not be clubbed with retail commercial centres.</p> <p>DC & MP Wing has prepared ‘Draft Regulations for Redevelopment of Godown Clusters existing in non-conforming areas in Delhi’. On similar lines, regulations may be prepared for ‘Existing Planned Wholesale and Warehousing Areas’ for approval of Technical Committee.</p> <p style="text-align: right;">Action: Director (Plg.) DC & MP, DDA</p>
2	Addition / Alterations in DDA Flats / CGHS Flats – Dogra Committee Recommendations	
	<p>Director (Bldg.) DDA informed the Group that following methodology is to be adopted for implementation of Dogra Committee Recommendations, which has to be added to the minutes:</p> <ol style="list-style-type: none"> 1. Additions/ Alterations in CGHS Flats recommended by Dogra Committee need prior Approval of the concerned Local Body. In such cases, the Executive Body of the Society shall submit an overall proposal to the concerned Local Body, duly supported by required documents along with the Approval of the General Body for granting permission. 2. DDA shall also examine Dogra Committee recommendations, where the Approvals are required, whether in conformity with this provisions of MPD-2021 and BBL’83 in case of Group Housing Societies. 3. In case of violations found, the same shall be dealt as per the provisions of DD Act, 1957. <p>MAG was informed that recently DDA has formulated a policy for installation of lifts in DDA flats in which some administrative aspects such as, no NOC needed from Ground Floor flat owners, etc. are mentioned. MAG recommended that these administrative decisions/ issues other than Building bye-laws should be applicable in case of CGHS flats also while processing building plans by local bodies.</p> <p>The above observations to be forwarded to MoUD, Gol with the approval of competent authority.</p> <p style="text-align: right;">Action: Director (Bldg.) DDA</p>	
3	Issue of Community-cum-Work centre/ Industry-cum-Work Centre was discussed in the meeting as per the request received from DSIIDC.	<p>However the same was not reflected in the minutes of the meeting held on 08/03/2013. Following to be added:</p> <p>Community-cum-Work Centre/ Industry-cum-Work Centre</p> <p>During the meeting, the representatives from MP Unit have given submission to the Chairman that the said case is regarding training centers located within the resettlement colonies to facilitate training and employment for the displaced families during partition. DDA’s Slum Department allotted these sites to DSIIDC for use as Community Work Centers. Therefore, these sites fall within the gross residential areas. The main issue herein is regarding the activities/industries to be permitted on these sites i.e., Household industries & Service industries. Even though in MPD 2021 such centers are identified as</p>

	<p>industrial and the guidelines permit the owners the option to develop either industrial plots or flatted group industries as per ROW permitted, the activities permitted in these sites should be household industries in order to protect and conserve the residential character as well as the pollution free environment since these areas form a part of the 'gross residential' area.</p> <p>It was also submitted that as per the decision of the Competent Authority, MCD has already been requested to submit a detailed proposal for Technical Committee, DDA for its consideration. Accordingly, the chair agreed that the matter may be examined as per MCD agenda for TC meeting of DDA.</p> <p style="text-align: right;">Action: Director (Plg.) MP, DDA</p>
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iii) **Suggestions received towards Review of MPD-2021**

Name and Address	Suggestions made	Observations of MAG
(a) Additional FAR for IGBC Rated Green Buildings		
DDA Diary No. - 446 dated 30-05-2013 Prem C Jain, Chairman, Indian Green Building Council (IGBC)	IGBC suggests DDA to recognize and encourage all the prevailing green building rating systems, namely, IGBC rating systems, LEED India, GRIHA, BEE Star rating for energy efficient buildings and Eco Housing. The choice of the rating system should be the prerogative of the building developer.	MAG was informed that these issues were discussed by the Advisory Group on 06/12/2012, and a public notice has been issued on 04/05/2013 in this regard. Representatives from CSE were requested to submit these suggestions to DDA within 45 days from the date of notification.
(b) Report submitted by Centre for Science and Environment regarding the Green Building Rating		
DDA Diary No. – 314 dated 29-03-13 AnumitaRoychowdhury, Executive Director, Centre for Science and Environment (CSE) <i>(Forwarded by Spl. Secy. to LG)</i>	A majority of the rated buildings do not keep track of their energy consumption once operational. CSE recommends avoiding permitting additional FAR as incentive, as FAR in the form of additional built-up area once given would be very difficult to annul.	Accordingly, these suggestions will be forwarded to MP Section. Action: Director (Plg.) MPR, DDA
(c) Rationalizing the Development Control Norms for Group Housing		
DDA Diary No. – L-71 dated 17-8-2012; L-80 dated 29-08-2012 CREDAI, 703, Ansal Bhawan, 16, K.G. Marg, New Delhi - 01 Tel: (011) 43126262, 43126200, info@credai.org <i>(forwarded by MoUD)</i>	Para 4.4.3 of MPD-2021: Maximum permissible density for Group Housing is 175 DU/ha. "The density may vary (10% variation permissible in all categories)." Having a lower limit on density signify a compulsion to construct a certain number of Dwelling Units - which is counter-productive and will increase burden on urban infrastructure. Thus, Para 4.4.3 in MPD-2021 shall be amended so as to provide only for an upper limit to density, without any restriction on the lower side.	MAG was informed that this issue has already been discussed and recommended by the Authority in its meeting held on 05/03/2013 for final notification.
(d) Non-sanction of plans for high rise commercial buildings on plots on commercial roads		
DDA Diary No. – L-90 dated 04-09-2012 N. Saigal 51, Mayfair Apartments, Hauz Khas, New Delhi - 16	DDA does NOT sanction building plans for high-rise commercial buildings on plots abutting declared commercial roads, unless the plot has been sold by DDA; whereas MPD-2021 doesn't make any such distinction.	MAG was informed that in the Building Section of DDA no such building plan have been received. Hence, no action is required.

M: 9766640000 (forwarded by MoUD)	Building plans for high-rise commercial buildings shall be sanctioned on every plot abutting commercial streets, irrespective of any distinction.	
(e) Cycle parking areas in the multi-storey buildings be converted to commercial use on Kasturba Gandhi Marg in Connaught Place		
DDA Dy. No. – L-194 dated 19-10-2012 P.S. Paul, UB-19, Surya Kiran, 19, KG Marg, Delhi – 01. DDA Dy. No. – L-144 dated 01-10-2012 Devinder Kumar Kud, M-168, Laxmi Nagar, Delhi	MPD-2021 shall be amended to make ground floor of privately owned multi-storeyed buildings on KG Marg (Connaught Place) as commercial instead of cycle-parking. [Note: This suggestion was forwarded to Zone-'D' which has observed that this matter is to be examined by the local body as per the sanctioned building plans/ layout plan.]	MAG observed that this is not a Master Plan issue, and needs examination by Local Body. Action: Chief Architect, NDMC
(f) Suggestion forwarded by Delhi Apartment owners		
DDA Diary No. – L-309 dated 26-12-2012 Lokesh Sharma, Secretary General, Confederation of Delhi Apartment Owners 209, Vishwa Sadan Bldg., 9, District Centre, JanakPuri, New Delhi – 58. Tel: 25504163, (forwarded by Parliament and Coordination Branch, DDA)	Permanent certificate shall be issued to unauthorized colonies immediately, since there is a shortage of apartment and commercial spaces in Delhi.	MAG observed that this is not related to Master Plan. Hence, no modification/amendment suggested to MPD-2021.
(g) Suggestion forwarded by Delhi Builders & promoters association		
DDA Diary No. – L-341 dated 09-01-2013 Sunil K Jain, Delhi Builders and Promoters Association (Regd.) E-1, 2, 3, Netaji Subhash Place, Wazirpur, Delhi- 34. M: 9810056969, 9811101262	a. FAR of 200 in group housing is insufficient to accommodate the housing need in future. Thus, FAR in group housing shall be 300 in urban areas, and 400 in new urban areas. b. Permissible area for atriums in commercial plots shall be raised from 10% to 20%, and it shall be free from FAR. c. 1200 sqm area shall be allowed for Community Hall in Group Housing plots of 3,000 sqm. d. Instead of 1200 mm wide, 1800 mm wide balcony shall be permitted in group housing, as has been allowed in NOIDA & Gurgaon. e. 1200 mm wide Balcony shall be permitted in Commercial buildings .	a) MAG was informed that this issue is being examined as part of the ' <i>Policy on Public-Private Partnership in Land Assembly and Development in Delhi</i> ' and ' <i>Transit Oriented Development</i> '. b) MAG was informed that proposed amendment regarding atrium in commercial plots has been recommended by the Authority for final notification. c) The same has been discussed by the Authority, and recommended for final notification. & e) The issue of increase in the depth of balcony was discussed by the Advisory Group, as part of the proposed amendments for high-rise buildings, in its meeting held on 19/03/2013. The Advisory Group decided that this may be discussed with stakeholders, such as IIA, IUDI, DUAC, HUDCO and others. The final draft will be again discussed in next Advisory Group Meeting.
(h) Activities permissible in Community Centres shall be permitted in plots abutting 24 m ROW and above, which have been converted from industrial to commercial land use		
DDA Diary No. – L-123 dated 13-09-2012 Anant Raj Projects Ltd.,	The activities permitted in Local Shopping Centres (LSC) are allowed in industrial plots abutting roads of 24 ROW and above which have been converted to	MAG observed that this issue has already been discussed and recommended by the Authority in its meeting held

E-2, Jhandewalan Extn., New Delhi - 55. <i>(forwarded by MoUD)</i>	Commercial Land Use. These being large plots, activities permissible in Community Centres shall be permitted.	on 05/03/2013 for final notification.
(iv) The suggestions not related to Review of Master Plan		
DDA Diary No. – L-56 dated 07-08-2012 Prof. Imtiaz Ahmad B-361, Vasant Kunj Enclave, Delhi - 70	DDA shall ensure strict compliance of the order banning construction activity in B-Block, Vasant Kunj Enclave in Rangpuri Area.	MAG observed that this is not related to Master Plan. Hence, no modification/amendment suggested to MPD-2021.
DDA Diary No. – L-61 dated 06-08-2012 Ashutosh Dixit, Member People's Action, 24, Feroze Gandhi Road, Lajpat Nagar-III, New Delhi - 24, Tel: 29833118; peoplesaction@vsnl.net, www.peoplesaction.net	Permitting more liquor shops in Delhi: Amending the Master Plan to allow more liquor shops in Delhi shall be critically examined. In several occasions, residents have protested against opening of liquor vends in Delhi. Thus, Resident Ward Committees of each Municipal Ward shall be consulted prior to taking any decision in this regard.	No modification/amendment suggested to MPD-2021.
(v) Any other item with the approval of Chairman		
DDA Diary No. – L-8 dated 21-06-2012 Pr. Secretary (Finance), GNCTD, Office of the Comm. Of Excise, Entt. & Luxury Tax, L-Block, Vikas Bhawan, I.P.Estate, New Delhi <i>(forwarded by MoUD)</i>	- New retail liquor shops shall be allowed to operate from notified commercial streets/areas, as also in mixed land use areas. - Retail liquor vends shall be allowed to operate in Community Shopping Centres (CSC).[Note: the proposal regarding ' <i>Permissibility of liquor shop/vend in Local Shopping Centres & Convenient Shopping Centres</i> ' was discussed in the 5 th meeting of the Technical Committee held on 16-06-2010, wherein it was decided ' <i>to permit the liquor shops in Local Shopping Centres</i> '. The same was informed to GNCTD vide letter dated 01-07-2010.]	MAG observed that this issue is related to the review of MPD-2021, and pertains to the Office of the Commissioner of Excise, Entt. & Luxury Tax, GNCTD. Action: Pr. Secretary (Finance), GNCTD
NIUA Dy. No. – 4092 dated 22-11-2011 Sohanvir Singh Buddh, The Buddhist Society of India, Vishwas Nagar	Resettlement of wine-shops from commercial residential colony to separate markets.	MAG observed that this issue is not related to review of MPD-2021.
DDA Diary No. – 363 dated 11-04-2013 Newspaper article titled 'Our ground realities must decide Delhi's vertical limit' (published in Hindustan Times) <i>(forwarded by the Hon'ble LG, Delhi)</i>	Relaxation in permissible height of buildings in Delhi shall be critically examined, as new skyscrapers will compound Delhi's crisis if they attract only fresh lots of upwardly mobile migrants. Unauthorized Colonies in Delhi shall be redeveloped, and low-cost housing shall be built for slum-dwellers, so as to meet the shortfall of 1.13 million dwelling units.	MAG was informed that a similar issue was discussed by the MAG on Enforcement & Plan Monitoring under the Chairmanship of Vice Chairman, DDA held on 17/04/2012 were the following was observed: <i>"The members observed that, vertical growth is linked with the density and availability of infrastructure. In the metropolitan cities of developed countries, mostly vertical development is proposed in</i>

		<p><i>Central Business District. The peripheral areas are mostly with low rise, low density development. The overall density of the city is important and is directly related to the character of the city. In Delhi, overall density is to be linked to the existing natural features like river/ ridge, heritage areas and proposed green belt along NCTD boundary. Within overall prescribed area/ zonal level density, areas for tall buildings / high density including TOD can be suitably located depending on existing & proposed capacities of transport network and capacity to augment essential infrastructures services etc. in such area.”</i></p>
<p>DDA Diary No. – L-192 dated 19-02-2013 ERIC P Mall F-241, Sarita Vihar, Mathura Road, Delhi – 44. (forwarded by MoUD)</p>	<p>a. Clubbing of Serviced Apartments/ Guest Houses/ Boarding and Lodging Houses/ Old Age Homes/ Working Women-Men Hostels/ Dharamshalas etc. Into one single category of ‘Short Term Accommodation’.</p> <p>b. In case of residential plots, higher FAR shall be permitted based upon the width of ROW. FAR shall increase with the size of the plots, presently it is converse that FAR reduces as the plot size increases.</p> <p>c. FAR of residential clubs shall be uniformly increased to 200, height limits be regulated by ROW</p> <p>d. Ground coverage, FAR shall be raised for commercial centres.</p>	<p>a.MAG was informed that the issue of short-term accommodation was discussed in the ninth meeting of the Advisory Group held on 19-03-2013.</p> <p>b.MAG observed that the residential plots are already allotted/ layout plans prepared without this consideration. Further, as per MPD-2021, no new plotted development is to be undertaken. This suggestion can be considered while planning for facility areas in urban extensions.</p> <p>c.MAG was informed that the issue of FAR in Clubs has been discussed by the Authority in its meeting held on 08/05/2013.</p> <p>d. The commercial centres in urban extension areas are part of the Facility Corridors along major transport corridors. Policy for higher FAR is being examined as per the Policy on ‘Transit Oriented Development’.</p>

Sh. Sudhir Vohra, Expert Member mentioned following issue(s)

Basement: it is observed that there is a difference regarding construction of basement within the setback lines applicable for residential plot- plotted housing in Para 4.4.3.A. and other plots in clause 8(5) of Chapter 17.0 Development Code. The basement should be permitted upto the setback lines under both categories.

MAG was informed that the suggestions related to mandatory side setback (from adjoining plots) in basements, parking, provision of stilt, etc. has been discussed and MCD was requested to provide inputs/ suggestions. However, due to non-representation of responsible Officers from all the three local bodies, no decision could be taken.

The Hon'ble LG has constituted a committee for review of building byelaws with representatives from DDA and local bodies. This Committee to discuss and present views/modifications required in MPD-2021 in next meeting of MAG.

Action: Chief Town Planner - SDMC, North DMC, EDMC; Director (Bldg.) DDA

MAG noted that the representatives of the three Local Bodies are not attending the meetings, and thus, in case of number of issues, where studies/examination are to be presented by MCD, views could not be finalised.

Review of MPD-2021 is to be completed on top priority. Chief Town Planner – North DMC or his representative(s) may be asked to do the needful and present all the issues in next meeting of the MAG. A special meeting shall be organised to discuss the issues related to the Local Bodies, as per the convenience of Chief Town Planner - SDMC, North DMC, and EDMC.

**Action: Chief Town Planner - SDMC, North DMC, EDMC;
Chief Architect- NDMC, Director (Plg.) MPR, 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.