



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

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

Dt: 24.06.2013

Subject: Minutes of the Eleventh meeting of Management Action Group on “Common Platform for Building Approvals” held on 17th June, 2013.

The Eleventh meeting of the Management Action Group on “Common Platform for Building Approvals” on mid-term review of MPD-2021 was held on 17th June, 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. SudhirVohra, Architect

Special Invitee

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

Others

- Director (Plg.) MPR & TC, DDA
- Director (Plg.) MP, DDA
- Sr. Architect, HUPW (SP&C), DDA
- Ms. Paromita Roy, Dy. Director (HUPW/UTTIPEC), DDA

The Chairman welcomed Members and Special Invitees for the eleventh 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 Ninth meeting of MAG on “Common Platform for Building Approvals” held on 09.05.2013

Minutes of the Ninth meeting held on 09.05.2013 were confirmed as no observations/comments were received from members and invitees on the minutes circulated.

Draft minutes of the Tenth Meeting held on 05.06.2013, prepared by UTTIPEC- DDA, were presented and discussed in detail.

ii) Action Taken note of the ninth meeting of MAG on “Common Platform for Building Approvals” held on 09.05.2013

Action Taken Report on the Minutes for Ninth Meeting of the MAG held on 09.05.2013 was noted.

Regarding Redevelopment Guidelines, MAG was informed that Redevelopment Guidelines for Commercial Areas are under preparation by HUPW, DDA. It was suggested that these guidelines be put up to the Advisory Group after the approval of the Competent Authority.

Action:
Chief Architect, DDA

iii) Discussion of Suggestions received towards Review of MPD-2021

Sl.	Name and Address	Suggestions made	Observation of MAG
(a) Redevelopment of Commercial Centres			
1	DDA Diary No. - 629 dated 11-06-2013 Ashok Kumar , S-48, Fuel Depot, Netaji Nagar, New Delhi – 23	Following to be added to Table 5.4 Development Control – Commercial Centres in MPD-2021 after “... charging appropriate levies from the beneficiaries”. <i>The basis for which would be:</i> i. <i>the rate applicable at the time of allotment or 25% of the scheduled L&DO market rate</i> ii. <i>Enhanced FAR would be distributed proportionately among the lessee/owner.</i> It may be difficult for all lessees/owners to jointly initiate proposals for comprehensive redevelopment of the existing commercial areas. Individual lessee/owner may be permitted to make use of the provisions of enhanced FAR with due approval from concerned authorities.	After detailed discussion MAG observed that the permission to allow individual lessee/owner to make use of enhance FAR, instead of jointly initiating the proposal for Comprehensive Redevelopment is not feasible. Hence, the suggestion was not agreed to.
(b) Public Participation and Review Process			
2	DDA Diary No. - 1414 dated 18-11-2011 Geeta Dewan Verma , 1356, D-I Vasant Kunj, ND 70; Tel: 26895840, 26132921 and Samay Singh , S-171/153A, Rangpur iPahari, N.D. - 37	<ul style="list-style-type: none"> - All the responses from the Public should be heard on priority basis before the finalization of MPD-2021. - Chapters like ‘Environment’, ‘Urban Design’, and ‘Conservation of Built Heritage’ should be amended with proper feasibility of their planning. - The review should be based on required surveys and monitoring, so that the revised MPD - 2021, is not largely irrelevant. - Vague reference to Public Participation should be deleted. - Make provisions for Public review at Local Area Plan level. - In the DDA website, "login for view suggestion" tab should be accessible to all (keeping the file copyrighted). 	MAG observed that most of the suggestions are general in nature and no specific amendments in MPD-2021 are required. Further, MAG was informed that the Chapter on Environment is being redrafted by Deptt. of Environment, GNCTD as a part of the review exercise. There is a separate MAG on Heritage Conservation where the Conservation of Built Heritage has been dealt with. Regarding the Local Area Plan, the same are being prepared by the local body.
3	Dy. No.- 1413 dt. 18/11/11 Poonam Prakash , Associate Professor, Deptt. of Physical Plg., SPA	<ul style="list-style-type: none"> - Improper dissemination of information regarding public hearing w.r.t. D-Zone as scheduled on 16/11/2011. - Information regarding the functioning of Management Action Group on ‘Local Level Participatory Planning’ shall be disclosed. - Information on monitoring process shall be available in public domain. 	The public hearing referred in the suggestion is of Zone D and not related to Review on MPD-2021. Further, MAG was informed that two meetings of MAG on Local Level Participatory Planning were held and the minutes of the meetings are available on DDA’s website.
4	DDA Diary No. – 1445 dated 18-11-2011 Harpal Singh ,	<ul style="list-style-type: none"> - Monitoring and review of MPD 2021 was prepared without proper surveys of ground reality and many public inputs in monitoring were ignored. Provide the following information:	MAG noted the suggestion and was further informed that all the minutes of the meetings of the Management Action Groups/ Advisory Group are

	C-209, Rangpuri Pahari, Malikpurkohi, Delhi-37	a) Data related to Chapter 14 on 'Physical Infrastructure'. b) All relevant records of high level committee, all management action groups on Enforcement & Plan Monitoring Group, Local level Participatory Planning Group, Infrastructure Development Group.	available on DDA's website.
5	DDA Diary No. – 1834 dated 09-03-2012 Geeta Dewan Verma, 1356, D-I VasantKunj, ND 70; Tel: 26895840, 26132921	- Seeks reply to RTI queries. - Suggests adoption of standard format for advertisement of Environment Clearance as prescribed by DD Act. - Objects to solicitation of public objections and suggestions in absence of requirement or arrangement for record and consideration. - Seeks explanation for different dates of publication of notices for projects granted Environmental Clearance simultaneously.	MAG observed that the suggestion does not pertain to Review of Master Plan 2021.
(c) Flats in VasantKunj to be allotted to LIG			
6	DDA Diary No. – 1706, 1707, 1708, 1858, 2227 Amar Singh, S-171/79, Rangpuri Pahari, MalakpurKohi, New Delhi-37.	- 805 DUs (two rooms + lounge typology) built on the east side of Sector-D, Pocket-6, VasantKunj for accommodation of tourists during CWG-2010 shall be restored to LIG so as to comply with the provisions for LIG/EWS in Master Plan. - The public notice issued by DDA (published on DDA website on 10/09/2010) regarding environmental clearance of these 805 DUs had been objected in previous references.	MAG was informed that the classification of LIG/MIG/HIG has been discontinued in MPD-2021. The suggestion relates to disposal policy and does not pertain to Review of MPD-2021.
(d) Mixed Use			
7	DDA Dy. No.- 2063, 3478 Vipin Singhania B-17, Lajpat Nagar II, ND-24 Phone: 41723009 Mobile: 9811175818	- Definition and permissible activities in use premises for outlet showroom and service centre for new vehicle shall be added to Table 5.5 in MPD-2021. - In integrated freight complexes planned by DDA, 8% area shall be reserved for motor garage and workshop, 2% area for dealership, showroom and service-centres for new commercial vehicles. - Activity of new outlet/showroom and service centre shall be included as a PSP facility. - Norms for Fuel Stations for outlet/showroom and service centres shall be included in Table 12.6 and Para 12.2.1 and Para 12.2.2 in MPD-2021.	After detailed discussion the suggestion was not agreed to.

(e)	Others		
8	<p>NIUA-16-MPR dated 21/11/2011 Citizen Association for Rights A-196, Defence Colony, A Block-196, 1st Floor, New Delhi – 24. e-mail: scitizensrights@yahoo.in (UDM Dy. No. 4100 dt. 22/11/2011)</p>	<p>- 'Delhi Land Policy' shall be formulated soon so as to permit private organizations/individuals to build residential housing complex on their own land. - Permit construction of high rise buildings to release free spaces for community services and amenities instead of the prevailing model of 2 to 3 storied residential buildings.</p>	<p>To be dealt as per the Policy on 'Public Private Partnership in Land Assembly and Development in Delhi.' MAG was informed that the issue of permitting group housing in large individual residential plots- plotted housing was discussed in the sixth meeting of the MAG held on 18/09/2012, and further in the eighth and ninth meetings of the Advisory Group held on 06/12/2012 and 19/03/2013. The suggestion was not agreed to.</p>
9	<p>MPR Dy. No. 1551 dated 25/11/2011 MPR Dy. No. 15 dated 04/01/2013 S K Tyagi WZ 684/4-H, Street No. 20, Indira Park, Palam Colony, Delhi – 45</p>	<p>Clarifications are needed in MPD 2021 about removal of provisions for low turnover shops in context of court matters WP (C) 6980 / 2002 related to MPD 2001 provisions, public notices etc. and observations of the expert groups on the same.</p>	<p>After detailed discussion the suggestion was not agreed to.</p>
10	<p>Sudhir Vohra Expert Member, MAG on Common Platform for Building Approvals</p>	<p>- Balcony depths shall be increased to 1200 mm in all building types, since the present permissible depth is inadequate. - Local Bodies are not considering the norms provided in Clause 8(5) Basements of MPD-2021 while sanctioning building plans for 'Residential-Plotted Housing'.</p>	<p>Balcony depth: The request is for allowing maximum permissible depth of Balcony in all building types to 1200 mm. and not to be counted in FAR. Depth exceeding 1200 mm. shall be counted in FAR. MAG agreed with the recommendation and suggested that this may be incorporated in the Building Bye-Laws in the process of approval. Action: Chief Town Planner - SDMC Director (Bldg.) DDA Basement: MAG observed that following ambiguities in Para 4.4.3(A) and Clause 8(5) of Chapter 17 in MPD-2021 which need be addressed. MAG recommended that the norms for Basements provided in Para 4.4.3 (A) shall be amended with reference to the provisions in 8(5) Basements of Chapter 17. Following was observed by the Advisory Group in its ninth meeting held on 19/03/2013. <i>"The Hon'ble LG observed that basements shall be prohibited from being extended upto the plot boundary to ensure structural safety of adjoining buildings. Side-open spaces of at least two metres (2 m) shall be made mandatory for basements."</i> (Please refer to the Table (A) below.) Action: Director (Plg.) MPR, DDA</p>

Table (A): Proposed modifications:

Modification recommended by MAG	
Existing Provision	Proposed Provision
Chapter 4.0 Shelter	
Para 4.4.3. (A) Residential Plot-Plotted Housing Terms & Conditions	
(vi) Basement shall not be counted towards FAR if used for purposes permissible under Building byelaws namely household storage and parking. Basement area shall not extend beyond the coverage on the ground floor as per permissible and sanctioned built up area, but may extend to the area below the internal courtyard and shaft. Basement if used in terms of Chapter 15.0 Mixed Use Regulations shall count towards FAR and shall be liable to payment of appropriate charges, if it exceeds the permissible FAR.	(vi) Basement shall not be counted towards FAR if used for purposes permissible under Building byelaws namely household storage and parking. Basement upto the setback line shall be permitted. Wherever, no setback is prescribed, a minimum of two metres setback shall be provided in basements on all sides. Basement if used in terms of Chapter 15.0 Mixed Use Regulations shall count towards FAR and shall be liable to payment of appropriate charges, if it exceeds the permissible FAR.

(v) Any other items:

Sl	Name and Address	Suggestion made	Observations of the MAG
1	DDA Dy. No. 3294 dated 21/5/2012 I.P. Mullick, Senior Citizen Forum, 8/28, South Patel Nagar, Delhi	Complete roof top of the building with four-five rooms should be given for various welfare activities like libraries, recreation centre and space for cultural programs.	After detailed discussion the suggestion was not agreed to.
2	DDA Dy. No. 3382 dated 21/5/2012 Mr. Sunil Chadha, General Secretary, Plot. No. 7, Road No. 1- AMundka, Udyog Nagar, New Delhi – 110041, Mobile: 9811021747	Following changes are suggested in clause (vi) of 7.6.2.1 in redevelopment norms: - Omission of clause suggesting 10% area for roads since it is superfluous - Reservation of 10% of area for parking, loading / unloading is not needed. - Since these are existing area many facilities already exist thus only those which are not available should be emphasised upon. - 8% Green may be kept as option since it may not be available - Most are 100% developed thus asking for 3 m. set back is not practical. For plots bigger than 300 sq. m. loading-unloading be carried on only within the vicinity of every factory. Mandatory provision for parking as per this requirement and all roads to be NO Parking zone	After detailed discussion the suggestion was not agreed to.

(v) – (3) MPR-DDA Dy. No. L-433 dated 24/05/2013

DDA Markets Joint Action Committee, Pocket F-24, Sector-3, Rohini

Forwarded by Director (Plg.) Rohini, Zone-‘M&N’ vide letter no. Dir. (Plg.)R/Review/MPD-2021/Zone-H-2013/292 dated 23/05/2013

Sl.	Suggestion(s) made	Observation of MAG
1	Revised Standard Plan for DDA Markets shall be prepared by DDA, since it is difficult for shopkeepers to afford the requisite architectural design consultancy.	Discussed in the Ninth Meeting of the Management Action Group on ‘Common Platform for Building Approvals’ held on 09/05/2013. Following was observed: <i>“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.”</i>
2	Unauthorized/excess construction or any other existing violation in DDA Markets (CSC/LSC) shall be covered under the General Amnesty Scheme, similar to the one to be framed for regularization of buildings. Regularization charges be levied as provided in Appendix ‘Q’ of the Building Bye-Laws.	MAG did not recommend any amendment to MPD-2021.
3	Addition/alteration in Shops of DDA Markets: Wherever redevelopment is not possible in CSCs and LSCs, permission may please be accorded without any charge for addition/alteration including corridors/shelters in the Shops within the limit of 40% ground coverage and 100 FAR.	MAG did not recommend any amendment to MPD-2021.
4	Relaxed norms for calculation of FAR/parking provision: Parking provision must be relaxed for CSC/LSC.	MAG did not recommend any amendment to MPD-2021.
5	Compensation to Shopkeepers: Shopkeepers shall be compensated for devaluation of their properties owing to mass unauthorized commercialization in residential premises.	MAG informed that this is not a Master Plan Issue.
6	Policy on Mixed Use Regulations shall not be continued in future.	Discussed in the 10 th Meeting of MAG on ‘Enforcement & Plan Monitoring’ held on 30/04/2013 <i>The MAG was informed that as per the orders of Hon’ble Supreme Court, Commercial / Mixed Use streets were to be surveyed and declared by the Local Body within the period of three months of the notification of MPD-2021 which was made on 07-02-2007. No further cases may be examined under the ambit of this policy. The issue is outside the purview of Review of MPD-2021.</i>
7	Policy on Transit Oriented Development shall not be implemented in existing developed areas.	MAG informed that this is to be dealt as per proposed TOD Policy.
8	Maintenance Charges levied by DDA shall be given to the Traders’ Welfare Associations for development/betterment of the Markets.	MAG informed that this is not a Master Plan Issue.
9	DDA shall delegate adequate powers to registered	

	Association.	
10	Shopkeepers be permitted to use the upper floor(s) for residential purposes on redevelopment of Markets.	

Notes: Para 5.6.2 of MPD-2021 has been amended vide S.O. No. 1215(E) dated 13/05/2013 to incentivize redevelopment of CSC/LSC by allowing 50% incentive FAR upon redevelopment.

(v) – (4) Suggestions requiring actions by Delhi Municipal Corporations:

Following suggestions have been discussed by this MAG in its previous meetings, and MAG had recommended further examination to be made by the Delhi Municipal Corporations. Owing to the absence of the representatives of the Delhi Municipal Corporations in the meeting, MAG discussed those suggestions and made following recommendations.

SI	Issues/ Suggestion	Observation/Recommendation of the Group
1	Suggestion regarding provision of rear setback in residential Plotted development where there is no back lane	
	(Forwarded by Suptdg. Engineer (Bldg.) HQ, MCD Vide Dy. No. D/06/SE(Bldg.) HQ/2012: DDA Dy. No. 951 dt.07.05.12; 1922 dt.23.03.12; 1951 dt.28.12.12 and also through MoUD: DDA Dy. No. 2042 dt. 17.04.12; 2177 dt. 27.04.12	MAG was informed that the suggestion was discussed in the Fourth Meeting of this MAG held on 05.07.2012. Regarding the norms in Para 4.4.3 Control for Building/Buildings within Residential Premises, Director (Building)-DDA informed the MAG that the compliance to the norm on 'already existing as on 22.09.06' is difficult to validate. MAG recommended that Notes (ii) and (iv) in Para 4.4.3 Control for Building/Buildings within Residential Premises may be deleted. Action: Director (Plg.) MPR& TC, DDA
2	Suggestion regarding Sub Division of plots in approved colonies in Delhi forwarded by MCD	
	Forwarded by Town Planning Department, MCD vide dy. No. TP/G/5013/12; DDA Dy. No. 789 dt. 19.03.12	After detailed discussion the suggestion was not agreed to.
3	Inclusion of Pre-1962 Colonies in MPD-2021	
	All pre 1962 colonies have not been included in this annex and selection seems to be hidden and arbitrary. DDA-MPR Dy. No.- 518 dated 17/05/13 DDA-MPR Dy. No.- 3612 dated 30/05/12 DDA-MPR Dy. No.- 2884, 03 Parshant Jain, E-12, G.F., Green Park Main	MAG was informed that these suggestions were discussed in the sixth and eleventh meeting of the MAG on "Enforcement & Plan Monitoring" under the Chairmanship of Vice Chairman, DDA held on 06/09/2012 and 28/05/2013, respectively, where following was observed: "MAG desired that all these cases be examined by MCD and report be put up in the next meeting of MAG." Action: Chief Town Planner, SDMC"

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.