



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI: 23379731

No.F.1(5)/2011/Dir.(Plg.)MPR &TC/

Dt: 20.11.2012

Subject: Minutes of the Seventh Meeting of the MAG on “Enforcement & Plan Monitoring” held on 25.10.2012

The Seventh meeting of the Management Action Group (MAG) on “Enforcement & Plan Monitoring” on Mid Term Review of MPD-2021 was held on 25.10.2012 under the Chairmanship of Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following Invitees attended the meeting:

Members

- Vice-Chairman, DDA - Chairman
- Commissioner (Plg)-I, DDA
- Chief Architect, NDMC

Co-opted Expert Members

- Addl. Commissioner (Plg.)MPPR, DDA
- Prof. S.C.Gupta, Ex. Addl. Comm., DDA

Special Invitees

- Chief Architect, DDA
- Director (Plg.) MP, DDA
- Director (Plg) Zone D & GIS, DDA
- Director (Plg.) MPR & TC, DDA

Others

- Ms. Manju Pal, Dy.Dir (Plg), DDA
- Ms. Sakshi Walia, Asstt. Dir (Plg), Zone D & GIS, DDA
- Sh. Amit Kumar, Plg. Asstt., Zone D & GIS, DDA

Vice Chairman, DDA, welcomed, Members and Special Invitee, present in the meeting of MAG on “**Enforcement & Plan Monitoring**”. Thereafter with a brief introduction, Director (Plg), MPR&TC explained the issues relating to **Enforcement & Plan Monitoring**, received for Review of MPD - 2021.

1. Confirmation of the minutes of the 6th meeting of “Enforcement & Plan Monitoring” held on 06.09.2012

Since there was no observation by any of the members, the minutes of the 6th meeting, held on 06.09.2012, were confirmed.

2. Review of Action Taken Notes of Sixth Meeting of MAG held on 06.09.2012

I. Issues regarding inclusion of Prahladpur and Mundka in the official documents as part of the list of insitu Regularization on the non-conforming industrial clusters:

As discussed in the 6th meeting of MAG, DSIIDC vide Letter No. DSIIDC/ED/PS 2012/2600 dated. 10.10.2012 forwarded the following notifications of Unplanned Industrial Areas

- a. Notification No. 1/C/C.I/Policy/INSITU/ Prahladpur Banger/2007/19 dated 11.09.2007

b. Notification No. 1/C/C.I/Policy/INSITU/ Phirni Road, Mundka and Mundka Udyog Nagar /2007/19 dated 17.09.2007

It was informed that these notifications were issued by GNCTD after notification of MPD-2021 i.e. 07.02.2007. The list of unplanned industrial areas given in Para 7.6.2. are also based on notification by GNCTD. In view of this, MAG recommended the following modifications in MPD-2021

7.6.2 Redevelopment of unplanned Industrial Areas

The following areas to be added after Sl. No. 20. Basai Darapur

21. Prahladpur Banger

22. Mundka and Mundka Udyog Nagar

Action: Director (MPR), DDA

II. Proposal of Constitution of an Expert Advisory Committee:

A note enclosing minutes of the meeting and recommendation of the MAG was forwarded to Chief Legal Advisor, DDA vide letter no. F.1(5)2011/Dir.(Plg)MPR/TC/269 dt.16.10.2012 for observations.VC, DDA desired that this may be monitored so that the issue with observation of the legal branch can be discussed in next MAG.

Action: CLA, DDA

III. Permission of residential use in plots allotted to political parties:

The recommendations of the MAG will be put in the next Advisory Group meeting.

Action: Director (MPR), DDA

IV. Incorrect use of petitioner's land (WZ-1, WZ-2, WZ-3, located in Sub Zone, G-3, shown in Zone G) in the Zonal Plan of Zone G

It was informed during the meeting that the case is being examined by concerned Area Planning Unit and same will be put up in next meeting of MAG

Action: Director (Zone C & G), DDA

V. Residential property marked as Sports Complex, PSP in MPD – 2021

It was informed during the meeting that the case is being examined concerned Area Planning Unit and same will be put up in next meeting of MAG

Action: Director (Zone C & G), DDA

VI. Allowing Godowns and Warehouse in Lal Dora / Extended Lal Dora areas:

The Technical Committee agenda and minutes were circulated to all the members for their comments in the last meeting. As there were no observations received it was decided that the agenda be again forwarded to members by e-mail, with a request to mail their observation within 7 days.

Action: Director (MPR), DDA

VII. Pre 1962 colonies have not been included in the annexure of MPD-2021 and selection seems to be hidden and arbitrary.

Further action in this regard is to be taken by MCD

Action: Chief Town Planner, SDMC

3. Following specific issues & suggestions received in MPR unit of DDA were taken up in this meeting:

S. No.	Diary No. (Ref.)	Issue raised	Observation/Recommendation of the Group
iii.	<p>Forwarded by Delhi Police</p> <p>Diary No. 1457 Dt.: 14.09.2012</p> <p>Diary No. 1522 Dt.: 01.10.2012</p> <p>T.N. Mohan IPS Spl. Commissioner of Police Delhi Police Headquarters</p>	<p>Suggestion regarding the amendment to be made in MPD-2021 in the Development Control Norms for Security (Police) facilities.</p>	<p>MPD-2021 provides 30% of maximum FAR for residential use in case of all categories of plots for Security (Police). These plots are under 'Public & Semi Public' category and predominant activity is related to security, administration etc. Further it was informed that the Advisory Group, in its meeting on 30.8.12 has recommended reduction of plot size for Police Station from 1 Ha to 0.4 Ha for which amendments are being processed under section 11A of DD Act by the Master Plan Section.</p> <p style="text-align: right;">Action: Director (MP), DDA</p> <p>The MAG appreciated the need of staff quarters near police stations with healthy environment. It was suggested that in view of reduction of plot size for police station from 1 Ha to 0.4 Ha, wherever possible 3000 sq.m plot for staff quarters can be provided while preparing the Layout Plans. The Development Controls applicable will be as per Para 4.4.3 Control for Building/ Buildings within Residential Premises, Residential Plot-Group Housing.</p> <p style="text-align: right;">Action: Director (Dwarka,K-I & L), / (M &N, Rohini)/(Narela & P-II)DDA</p>
iv.	<p>2656</p> <p>Naveen Khanna, 13-A Rajpur Road, Civil Lines</p>	<p>Permission for small shops in residential areas in Civil Lines Zone.</p>	<p>MPD-2021 in Para 15.1, Governing Principles of Mixed Use provides following policies related to Bungalow Zones</p> <p>Para 15.1: Governing Principles of Mixed Use</p> <p><i>(v) Mixed-use, (including small shops as per para 15.6.3.) shall not be permitted in the Lutyens' Bungalow Zone, Civil Lines bungalow zone. government housing, institutional / staff housing of public and private agencies and buildings / precincts listed by the Heritage Conservation Committee.</i></p> <p>Hence, in view of this no amendment in MPD – 2021 is suggested.</p>
v.	<p>Suggestions related to LBZ</p> <p>The MAG observed that the Bungalow Areas as part of Lutyens Bungalow Zone and the residential plotted development approved by the local bodies need to be differentiated due to difference in character of the area, Development Controls, etc. It was informed that on the same lines the draft proposal is forwarded to the Ministry of Urban Development, Government of India.</p>		

a)	1452	Allowing pre-primary and play school in LBZ area under Mixed Land Use Regulation.	<p>MPD-2021 in Para 15.1, Governing Principles of Mixed Use provides following policies related to Bunglow Zones</p> <p>Para 15.1: Governing Principles of Mixed Use <i>(v) Mixed-use, (including small shops as per para 15.6.3.) shall not be permitted in the Lutyens' Bungalow Zone, Civil Lines bungalow zone. government housing, institutional / staff housing of public and private agencies and buildings / precincts listed by the Heritage Conservation Committee.</i></p> <p>In view of this no amendment in MPD – 2021 is suggested.</p>
b)	1867	Losing character of Golf Links Colony.	<p>The draft comprehensive note on the draft Zonal Development Plan (ZDP) of Zone 'D' as per MPD-2021 highlighting the unresolved issues/anomalies in LBZ area by DDA have been submitted to MOUD, Gol on 28.08.12 in which this issue has been addressed. The same is under consideration/ examination by Ministry of Urban Development, Gol.</p> <p>In view of this no amendment in MPD – 2021 is suggested.</p>
c)	776	Hotels in LBZ shall be given permission to avail the benefit of Increased FAR of 2.25.	<p>As per table 5.4 of MPD-2021, the norms of 225 FAR and 40% ground coverage shall be applicable in respect of all hotels including hotel plots in (a) Commercial Centres (iv), (v) and (b) Metropolitan City Centre/Central Business District except those located in LBZ area, Civil Lines Bungalow Area and hotels existing on heritage structures. This shall apply to all categories of hotels mentioned at para 5.8. The FAR for Commercial Centres mentioned at Table 5.4(a) and (b) also shall stand enhanced automatically to that extent, for this purpose only if not available.</p> <p>The same has been notified vide S.O. 558(E) dated 26-02-2009.</p> <p>In view of this no amendment in MPD – 2021 is suggested.</p>
d)	3159, 2259, 2258, 1872, 3366, 2246, 3180	Exemption from LBZ: Sunder Nagar Association; Babar Babar road colony lease holder association (RWA).	<p>The draft comprehensive note on the draft Zonal Development Plan (ZDP) of Zone 'D' as per MPD-2021 highlighting the unresolved issues/anomalies in LBZ area by DDA have been submitted to MOUD, Gol on 28.08.12 in which this issue has been addressed. The same is under consideration/ examination by Ministry of Urban Development, Gol.</p> <p>In view of this no amendment in MPD – 2021 is suggested.</p>

e)	3169	Federation of the Association of Babar road, Diplomaic Enclave, Golf Links and Jor bagh.	The draft comprehensive note on the draft Zonal Development Plan (ZDP) of Zone 'D' as per MPD-2021 highlighting the unresolved issues/anomalies in LBZ area by DDA have been submitted to MOUD, Gol on 28.08.12 in which this issue has been addressed. The same is under consideration/ examination by Ministry of Urban Development, Gol. In view of this no amendment in MPD – 2021 is suggested.
f)	2260	Basements should be allowed to be used as stores/ godowns, offices, grinding Atta Chakkis etc. and not to close/ seal them.	As per para 4.2.2.1 C., The strategy for development in this zone (Lutyen,s Bungalow Zone) will be as per the approved plans and the LBZ guidelines, as may be issued by the Government of India from time to time. In view of this no amendment in MPD – 2021 is suggested.

The meeting ended with a vote of thanks to the chair.

(I.P. Parate)
Director (Plg.) MPR & TC

Copy to

- All members of the group
- Special Invitees
- P.S. to V.C., DDA
- OSD to V.C., DDA
- Addl. Commissioner (Plg) TB&C
- Director (Zone D & GIS), DDA
- Concerned officers for necessary action as mentioned in the minutes