



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
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No.F.1(5)/2011/Dir.(Plg.)MPR &TC/

Dt: 19.02.2013

Subject: Minutes of the Eighth Meeting of the MAG on “Enforcement & Plan Monitoring” held on 29.01.2013

The Eighth meeting of the Management Action Group (MAG) on “Enforcement & Plan Monitoring” on Mid Term Review of MPD-2021 was held on 29.01.2013 under the Chairmanship of Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following were present:

Members

- Vice-Chairman, DDA - Chairman
- Commissioner (Plg.), DDA

Co-opted Expert Members

- Prof. S.C. Gupta, Ex. Addl. Comm., DDA
- Addl. Commissioner (Plg.) MPR & AP, DDA

Special Invitees

- Chief Architect, DDA
- Addl. Commissioner (Plg) MP & UEP, DDA
- Director (Plg.) MP, DDA
- Director (Plg.) GIS & Zone ‘D’, DDA
- Director (Plg) Zone ‘M & N’, DDA
- Director (Plg) Zone ‘C & G’, DDA

Others

- Director (Plg.) MPR & TC, DDA
- Ms. Manju Paul, Dy. Director (Plg.), DDA
- Dy. Director (Plg.) Zone ‘C & G’, DDA
- Assistant Director (Plg.) Zone ‘G’, DDA
- Dy. Director (Plg.) Zone ‘M & N’, DDA
- Assistant Director (Plg.) Zone ‘M & N’, DDA
- Assistant Director (Plg.) GIS & Zone ‘D’, DDA
- Dy. Director (Plg.), UTTIPEC, DDA
- Ms. Paromita Roy, Senior Consultant, UTTIPEC, DDA
- Sh. Adarsh Kapoor, Consultant, UTTIPEC, DDA
- Sh. Anand Kumar, UTTIPEC, DDA

The Vice Chairman, DDA, welcomed, Members and Special Invitees. Thereafter with a brief introduction, Director (Plg.) MPR & TC, DDA explained the issues relating to **Enforcement & Plan Monitoring**, received for Review of MPD - 2021.

(i) Confirmation of the minutes of the 7th meeting of “Enforcement & Plan Monitoring” held on 25.10.2012

Since there was no observation by any of the members, the minutes of the 7th meeting, held on 25.10.2012 were confirmed.

(ii) Review of Action Taken Notes of Seventh Meeting of MAG held on 25.10.2012

(a) **S. No. 2: Proposal of Constitution of an Expert Advisory Committee**

The MAG was informed that observations of Chief Legal Advisor on Constitution of an Expert Advisory Committee have been received on 04.12.2012. It was decided that this issue will be placed before the Advisory Group u/chairmanship of Hon'ble L.G., Delhi in its next meeting.

(b) **S. No.- 6: Allowing Godowns and Warehouse in Lal Dora / Extended Lal Dora areas**

The MAG was informed that the draft Regulations for 'Redevelopment of Godowns Cluster existing in non-conforming areas in Delhi' have been circulated among the members of the MAG. Observations of Sh. S.C. Gupta, Expert Member, have been received. After detailed discussion, following observations were made.

S. No.	Draft regulations discussed in TC & MAG meetings	Observations received from Prof. S.C. Gupta, Expert Member	Observations of the MAG
1	Para 2.2: Individual plots which do not form part of any cluster will be governed by the provisions of the MPD-2021 / Zonal Development Plans.	Individual plot mentioned in Sub Para 2.2, which does not form part of any cluster is not covered in the proposed scheme as such plot does not form part of an existing Godowns Cluster of 4 Ha.	Director (Plg.) MP, DDA observed that the draft regulations for 'Redevelopment of Godowns Cluster existing in non-conforming areas in Delhi' are akin to the existing provisions in MPD-2021 in Para 3.3.2-Guidelines for Redevelopment Schemes . Hence, no further modification was required.
2	Para 2.3(v)(g): Plot up to 300 sqm. size should face road of 12 m. ROW and plots above 300 sqm. size should face road of minimum 18 m. ROW.	For smaller plots ROW should not be less than 18 m. as loading and unloading of goods would be using part of ROW for parking of goods' vehicles.	<ul style="list-style-type: none">- Director (Plg.) MP, DDA observed that as per the ground reality in the existing Godowns Clusters in non-conforming areas, it would be difficult to provide 18 m. ROW for all plot-sizes.- Representatives of 'Delhi Grain Merchants Association (Regd.)' informed that 12 m. ROW will be adequate for loading-unloading operations in existing Godown Clusters; however new Godown clusters may have 18 m. ROW.- The members observed that 12 m. ROW may not be able to take the traffic volume of wholesale & warehousing activities. In case of small plots, loading unloading activity is also undertaken on road ROW. After examining all the representations and discussion with expert group and planning department the MAG decided that minimum ROW of 18 m is required for all plots. Necessary modifications were recommended for incorporation in the draft regulations, followed by which it will be placed before the Authority for approval. <p style="text-align: right;">Action: Director (Plg.) MP, DDA</p>

In this regard, following suggestions were also discussed by the MAG.

S. No.	Name and Address	Issue / Suggestion	Observations of the MAG
1	DDA Dy. No. 2570 Om Prakash Jain, Chairman, Delhi Vyapar Mahasangh, 524-A, Lahori Gate, Delhi – 06. DDA Dy. No. 2568 Delhi Grain Merchants	<ul style="list-style-type: none">- Existing godowns shall not be demolished.- Policy for Warehouses / Godowns shall be applicable for every types of Godown.- Godowns existing in non-conforming areas	<ul style="list-style-type: none">- VC, DDA stated that existing godown-clusters will be redeveloped as per the provisions of the policy under formulation.- It was clarified that warehousing policy and it's norms will be applicable for every type of Godown be it Foodgrain, cloths, cement, Medicine, paper, etc.- MAG was informed that godowns existing in

Association (Regd.), 156/41, Naya Bazar, Delhi - 6.	shall be regularized.	non-conforming areas are slated for redevelopment.
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3. Discussion of suggestions received towards Review of MPD-2021

S. No.	MPR, DDA Diary No.	Issue / Suggestion(s)	Observation(s) of the MAG						
iii) Suggestion forwarded by GNCTD, Directorate of Education regarding the norms for allotment of land for schools.									
1	DDA Dy. No. : 1667, 1671, 1696, 1608, 1433 Ajay Kumar, Dy. Director Education (Land & Estate), GNCTD	<p>A third category of schools from Class 6th to 10th (Secondary) / 12th (Sr. Secondary), being run by Directorate of Education, GNCTD be considered for allotting land; suggested minimum plot area for which is 0.6 - 0.8 ha.</p> <p>Directorate of Education, GNCTD requires at least 200 sites in Delhi for Secondary Schools (Class 6th to 10th / 12th). Existing Primary School sites, as per MPD-2021, be allotted for the purpose, to meet the current backlog. Current annual rate of increase in the enrolment of students in the Schools run by the Directorate one lakh (approx.).</p>	<p>Following are the relevant provisions in Table 13.3 of MPD-2021.</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Plot Area (min.)</th> </tr> </thead> <tbody> <tr> <td>Primary School (I-V)</td> <td>0.2 – 0.4 ha</td> </tr> <tr> <td>Sr. Secondary School (I-XII)</td> <td>0.6 – 0.8 ha</td> </tr> </tbody> </table> <p>MAG observed that consequent to the need for increased provision of no. of schools, across all categories, planning norms (particularly, in terms of population / unit) need to be revised in MPD-2021.</p> <p>As per the recommendations of the MAG, Dy. Director of Education (Estate) has forwarded the proposal to Director (Plg.) MPR & TC, DDA on 30-01-2013, which will be placed before the MAG in its next meeting.</p> <p style="text-align: right;">Action: Director, Education (Land & Estate) GNCTD; Director (Plg.) MPR & TC, DDA</p>	Category	Plot Area (min.)	Primary School (I-V)	0.2 – 0.4 ha	Sr. Secondary School (I-XII)	0.6 – 0.8 ha
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	DDA Dy. No. : L-267 dated 06-12-2012 Manohar Memorial Educational Society, Plot no. 11, Nelson Mandela Road, Near Gurudwara, Vasant Kunj, New Delhi – 70.	<p>In primary school-sites allotted by DDA to the society, building activity shall be permitted in the playfield, so that the school may grow into a Senior Secondary School.</p> <p>30 m. building height shall be permitted to primary school to build vertically and have more open area as playground.</p> <p>Primary schools, with plot sizes not meeting the permissible norms for Senior Secondary School, may be permitted to be converted into other social infrastructure facilities such as Hospital (Category B), Working Women/Men Hostel, old-age homes.</p>	<p>The suggestion after detailed discussion was not agreed to by the MAG.</p>						
iv) Regarding residential development including General Pool Residential Accommodation (GPRA) at a higher FAR of 250 to 300 : Redevelopment of Kidwai Nagar (East)									
2	DDA Dy. No. : 1684 dated 26.11.2012 Raj Rewal, Chairman, Delhi Urban Art Commission (DUAC), India Habitat Centre,	<p>Redevelopment of Kidwai Nagar (East) is a residential development being developed by NBCC. DUAC has examined the proposal, and following are its observations.</p> <p>1. In design, utilization of such higher FAR/density has turned out to be</p>	<p>Consultant on behalf of NBCC made a presentation of the proposed residential development in Kidwai Nagar (East).</p> <p>Few of the suggestions of DUAC were agreed by the MAG for incorporation in the Redevelopment Scheme being</p>						

<p>Core 6A, Lodhi Road, New Delhi-03</p> <p><i>forwarded by</i> Spl. Secretary to LG [U.O. No. 100(3)/12/RN/997/15833 dated 30.10.2012]</p> <p>and</p> <p>Director (Plg.) Zone-'D', DDA</p>	<p>vertical urban slums which will have an adverse impact on New Delhi Character and Environment.</p> <p>2. The schemes, as proposed, would destroy the emerging future urban design form and architectural character of New Delhi.</p> <p>3. Such a development would set wrong precedents for the future.</p> <p>4. Any such proposals should precede the environmental, traffic studies taking into consideration the existing greenery and the existing old trees.</p> <p>5. Proposals of high FAR should have been studied in the context of the sustainability of such FAR in these sensitive locations. FAR should be limited from 125 to 200 at the most. Detailed urban design exercise be carried out by the Expert Planners, Urban Designers/DUAC.</p>	<p>prepared by NBCC. It was decided that after incorporating the suggestions, the proposal be submitted to DUAC for further examination.</p> <p>Action: Sr. General Manager, NBCC; Director (Plg.) Zone-'D', DDA</p>
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v) Discussion of suggestions received towards Review of MPD-2021

a) Suggestion forwarded by Apex Chamber of Commerce & Industry of GNCT Delhi

<p>3</p>	<p>DDA Dy. No. : 1657 DDA Dy. No. : L-207</p> <p>Apex Chamber of Commerce & Industry of NCT Delhi, A-8, Naraina Industrial Area, Phase-II, New Delhi-28 Ph: 011-25893646 email: delhichamber@airtelma il.in</p>	<p>2. Redevelopment of Industrial Areas</p> <p>3. Status of the representation given by Delhi Loha Vyapar Association, regarding allocation of suitable plots for Iron and Steel Traders in all zones of Delhi.</p> <p>4. A clear picture regarding relaxation of FAR and the development of already notified industrial areas, negative listed industries and further relaxation as appearing in the 'Times of India'.</p> <p>5. Relocation of Mayapuri Scrap Dealers</p> <p>6. Notifications regarding DDA shed at Okhla Ph I & II.</p> <p><u>7.Change of Land Use:</u> a. Increase FAR up to 5.00 and allow at least two floors for residential use. b. Allow commercial use/mixed land use in all conforming industrial areas of Delhi. c. Allow Group Housing in the confirming Industrial areas of Delhi</p>	<p>2). MAG was informed that this issue has been discussed in the Advisory Group in its 8th Meeting dated 6th December, 2012. Following two notifications have been issued in this regard.</p> <p>- S.O. 683(E) dated 01-04-2011: '<i>Regulations and Guidelines for Redevelopment of Existing Planned Industrial Area</i>'</p> <p>- S.O. 954(E) dated 01-05-2012: '<i>Regulations for Redevelopment of Clusters of Industrial Concentration in Non-Conforming Areas / Unplanned Industrial Areas</i>'</p> <p>3). It was observed that survey of existing traders functioning in various parts of Delhi needs to be undertaken by the local bodies concerned.</p> <p>Action: Commissioner, North DMC; Commissioner, South DMC; Commissioner, East DMC</p> <p>5). MPD-2021 has proposed redevelopment of planned industrial areas. The Associations concerned in consultation with DSIIDC and DPCC, to undertake survey of the units. Based on this, policy decisions may be taken</p>
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		by reducing the plot size to min. 1000 sq. mts.	<p>regarding need, if any, for relocation of this market.</p> <p>Action: Apex Chamber of Commerce & Industry of NCT Delhi, DSIIDC, DPCC</p> <p>6). MAG was informed that this issue has been discussed by the MAG on 'Common Platform for Building Approvals' in its 7th meeting held on 18-10-2012, which had made the following observation.</p> <p><i>"MAG observed that the suggestions are related to the Layout Plans and allotment conditions. The Association was requested to furnish all the details to the unit concerned of Area Planning Wing of DDA.</i></p> <p>Action: Director (Plg.) Zone F&H"</p> <p>7). MAG was informed that this issue has been discussed by the Board of Enquiry and Hearing as part of objections/suggestions received in this regard.</p>
f) Suggestion regarding the amendment in MPD-2021 in respect of Salons & Spas			
8	<p>DDA Dy. No. : 1860 dated 19.03.2012</p> <p>Col. R. K. Nayar B-42, Kailash Colony, New Delhi-48</p>	<ul style="list-style-type: none"> - Salons and Spas may kindly be bracketed along with coaching centres/tuition centres and with Gymnasiums and Yoga Centres in Amendment No. 19 and Amendment No. 25 respectively to MPD 2021 so that they could also function from a lesser road width and lower ground floors (basement). - Salons/Spas, Beauty, hair and Cosmetology centers may be included as professional activity in the list given in para 15.8 (I) of MPD 2021. 	<p>MAG was informed that Para 15.7.1/b(iii) in MPD-2021 stipulates the following:</p> <p><i>(b) iii. Wellness Centers including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services and operating as on 7.2.2007.</i></p> <p>The MAG was of the view that Professional activities are already defined in Para 15.8 in MPD-2021. No further modifications are required.</p>
vi). Other item(s)			
9	<p>DDA Dy. No. : 709, 775 dated 16.11.2011</p> <p>Dr. Hans Raj, S-34, Green Park, New Delhi</p>	<p>'Shop cum Residence' typology faces conflict of Development/Building controls & byelaws as it qualifies for 'Mixed Use' Category as per MPD-2021 and for 'Local Shopping Centre' as per MPD-1960. Hence, there is a conflict of FAR permissibility, Landuse conversion charges etc and leading to lot of confusion.</p> <p>1) FAR of MPD-1962 provisions to be applied in the following case is totally unjustified as MPD-1962 gets superseded by MPD-2001 which also gets superseded by MPD-2021 and would be totally regressive and violate MPD-2021 provisions to allow enhanced FAR.</p> <p>2) Retaining the Mixed-use options</p>	<p>It was informed that the area of Green Park was developed as 'Shop-cum-Residence' with a standard design and an approved layout plan, permitting commercial activity on the ground floor and residential use on the upper floors, with FAR of 225.</p> <p>As per the provisions of MPD-2001, such areas have been designated as a Local Shopping Centre (LSC) with norms for 'commercial use'. The request of the applicant is not getting processed with the Local Body.</p> <p>MAG was informed that Chapter 17.0 Development Code: Clause 3.0, sub-clause 3(4) states that: "The Layout Plans already approved by the Authority or any</p>

		<p>and save levy of commercial conversion charges/taxes.</p> <p>3) Services / parking to be allowed in basement.</p> <p>4) Commercial activities on above floors be allowed after charging conversion charges as Mixed use status allow commercial on upper floor.</p>	<p>other local authority concerned in accordance with law shall be deemed to have been approved under this code.”</p> <p>Hence, it was decided that as per the sub-clause 3(4) in MPD-2021, the Local Body may take action as per the approved layout plan available.</p> <p>Action: Chief Town Planner, SDMC</p>
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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
- OSD to V.C., DDA
- P.S. to V.C., DDA
- Concerned officers for necessary action as mentioned in the minutes