



Delhi Development Authority
(Master Plan Review Section)
6TH Floor: Vikas Minar
New Delhi: 110002; Ph. No.-23379731

F-1(5)2011/DIR(Plg.)MPR & TC/

Date: 24.05.2013

Sub: Minutes of the Tenth Meeting of Management Action Group on “Enforcement & Plan Monitoring” for Review of MPD-2021

Tenth Meeting of Management Action Group (MAG) on “Enforcement & Plan Monitoring” was held on 30.04.2013 under the Chairmanship of Vice Chairman, DDA, at Conference Hall, 1st Floor, B-Block, Vikas Sadan, INA. The copy of the approved minutes are enclosed herewith for further necessary action.

(I.P. Parate)

Director (Plg.) MPR & TC

Copy to:

- | | |
|--|----------|
| 1. Vice Chairman, DDA | Chairman |
| 2. Engineer Member, DDA | Member |
| 3. Pr. Secretary (Urban Development), GNCTD, Delhi | Member |
| 4. Chairperson (NDMC) | Member |
| 5. Commissioner (Plg), DDA | Member |
| 6. Commissioner (LM), DDA | Member |
| 7. Commissioner (LD), DDA | Member |
| 8. Director (DD), MoUD | Member |

CO-OPTED EXPERT MEMBERS

1. Sh. J.C. Gambhir, Ex. Commissioner (Plg.), DDA
2. Prof. S.C.Gupta, Ex. Addl. Commissioner, DDA
3. Sh. V.K. Bagga, Ex. CTP, MCD
4. Addl. Commissioner (Plg.)MPR & AP

SPECIAL INVITEES

1. Chief Architect, DDA
2. Chief Town Planner, SDMC
3. Addl. Commissioner (Plg) MP & UEP
4. Director (Plg.) MP DDA
5. Director (Plg) Zone C & G
6. Director (Plg) Zone J
7. Director (Plg) Zone F & H
8. Director (Plg) Zone P-I & P-II



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

Dt:24.05.2013

Subject: Minutes of the 10th Meeting of the MAG on “Enforcement & Plan Monitoring” held on 30.04.2013

The 10th meeting of the Management Action Group (MAG) on “Enforcement & Plan Monitoring” on Mid Term Review of MPD-2021 was held on 30.04.2013 under the Chairmanship of the Vice Chairman, DDA at Vikas Sadan, New Delhi.

The following were present:

Members

- | | |
|---------------------------|----------|
| - Vice Chairman, DDA | Chairman |
| - Engineer Member, DDA | Member |
| - Commissioner (Plg), DDA | Member |

Co-opted Expert Members

- Prof. S.C.Gupta, Ex. Addl. Comm., DDA
- Sh. V.K. Bagga, Ex. CTP, MCD
- Addl. Commissioner (Plg.) MPR & AP, DDA

Special Invitees

- Chief Architect, DDA
- Addl. Commissioner (Plg.) MP & UEP, DDA
- Director (Plg.) Zone ‘F & H’, DDA
- Director (Plg.) Zone ‘C & G’, DDA
- Director (Plg.) UC & Zone-‘J’, DDA
- Director (Plg.) In-charge Zone-‘P-I & P-II’, DDA

Others

- Architect (BP) NDMC
- Director (Plg.) MPR & TC, DDA
- Director (Plg.) V.C. Office
- Dy. Director (Plg.) Zone ‘C & G’, DDA
- Dy. Director (Plg.) UC & Zone-‘J’, DDA
- Dy. Director (Plg.)MPR, DDA
- Assistant Director (Plg.)Zone ‘C’, DDA
- Assistant Director (Plg.)Zone ‘P-I & P-II’, DDA
- Planning Assistant (Plg.)Zone ‘P-I & P-II’, 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 9th meeting of “Enforcement & Plan Monitoring” held on 08.03.2013

Since there were no observations by any of the members, the minutes were confirmed, however, there were certain corrections suggested by the Directors (Plg.), DDA concerned which are given below and as approved in MAG the same shall be incorporated in the minutes of the earlier meeting.

(ii) Review of Action Taken Notes of Ninth Meeting of MAG held on 08.03.2013

Action Taken Report was noted and the following were discussed:

SNo.	Previous Minutes	Change in 9 th Meeting Minutes									
1	<p>Clarification in the minutes of meeting at Sl. No. 21 for MPR Diary No. 2035</p> <p>Observations of MAG MAG was informed that provision for Hospitals has already been made in the ZDP of Zone N which contains category 'A' Hospital (501 beds & above). These will be provided in Facility corridor and forwarded to Land Disposal Wing as per policy. Hence, MAG did not recommend any modification to MPD-2021.</p> <p>Action: Director (Plg.) Zone 'M&N', DDA</p>	<p>Facility corridor will be shown in Zonal Development Plans and the facilities are to be identified at the time of preparation of Layout Plans.</p> <p>Action: Dir (Plg) Rohini</p>									
2	<p>Clarification in the minutes of meeting at iii (b). Land use of Moti Nagar Industrial Area</p> <p>Observations of MAG Director (Plg.) Zone-'C&G' explained that the petitioner's land was designated for service industries at Moti Nagar in MPD-1962. Both in MPD-2001 and MPD-2021, the land use of the property in question is 'Community Centre' and a triangular portion adjacent to Community Centre is earmarked for Service Centre.</p>	<p>Director (Plg.) C&G has informed that the land use of the area under reference is 'Commercial' in all three Master Plans i.e. MPD-1962, 2001 & 2021.</p>									
3	<p>Clarification in the minutes of meeting at iii(c) Land-use of the residential property at BerriWalaBagh marked as PSP in the Master Plan</p> <p>Observations of MAG Erroneous marking of petitioner's residential property as 'Public – Semi-Public (PSP)' in MPD-2021. It is suggested to correct the land use of the petitioner's property to 'Residential'.</p>	<p>The property in question at Beriwala Bagh is to be shown as 'Public & Semi Public' but is 'Recreational' in MPD-2021. A Public Notice was issued for change of landuse of the property in question from 'Recreational' to 'Public & Semi Public (Sports Complex)' for inviting objections/ suggestions on 24.12.10. The applicant has also filed his objection for such proposed change of land use in response to the Public notice. The summary of objections/ suggestions is yet to be heard by Board of Enquiry & Hearing.</p>									
4	<p>iii(d) Suggestions related to Zone-'J'</p>	<p>Director (Plg) Zone J & UC explained the broad categories of issues of Zone J.</p>									
	<table border="1"> <thead> <tr> <th>DDA Diary no.</th> <th>Issue/ Suggestion</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>2233, 2225, 2895, 2799, 3793, 3794, 3800, 3836, 3804, 3828, 3837, 3841, 3847, 1184, 3846, 2785, 3360</td> <td>Suggestion related to local bodies and other service providing agencies</td> <td>MAG suggested that the issues under discussion pertain to the local body concerned.</td> </tr> <tr> <td>2231, 2228, 3848, 1421, 2744, 3309, 3310, 3311, 3849, 3850, 3851, 2859, 2897, 2744</td> <td>Suggestion related to Environment/ Regional Park</td> <td>Matter pertains to delineation of boundary as well as enforcement to protect Regional Park which is under the jurisdiction of Forest Department, Govt. of Delhi</td> </tr> </tbody> </table>	DDA Diary no.	Issue/ Suggestion	Status	2233, 2225, 2895, 2799, 3793, 3794, 3800, 3836, 3804, 3828, 3837, 3841, 3847, 1184, 3846, 2785, 3360	Suggestion related to local bodies and other service providing agencies	MAG suggested that the issues under discussion pertain to the local body concerned.	2231, 2228, 3848, 1421, 2744, 3309, 3310, 3311, 3849, 3850, 3851, 2859, 2897, 2744	Suggestion related to Environment/ Regional Park	Matter pertains to delineation of boundary as well as enforcement to protect Regional Park which is under the jurisdiction of Forest Department, Govt. of Delhi	
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	2154, 2024, 2025, 2153, 2151, 2737, 3572, 2151, 3795, 2733, 2735, 2766, 2906, 2734, 3797, 701, 2808, 3797, 3798, 2741, 2760, 2771, 3803, 3813, 3803, 3837	Suggestion related to Road alignment and connectivity of Zone J	The list of suggestions and their status is annexed.
	3802, 3809, 3817, 3825, 2798, 3831, 3832, 3839, 3835, 782,	Suggestion related to Farmhouse	Policy matter To be dealt as per Farmhouse Policy
	3799, 2769, 3799, 3811, 3820, 3822, 2807, 3822, 3825, 3839, 3823, 3829, 3834, 3830, 3840, 3844, 3845, 3782, 3844, 3845, 3873, 3875, 3855, 3856, 3856, 3999, 4000, 3978, 1695, 2755, 1006, L-41 (MOUD), L-43 (MOUD), 1204, L-50, 2759, 3859, 3810,	Suggestion related to Zone J	The list of suggestions and their status is annexed.

(iii). Discussion of suggestions received towards Review of MPD-2021

S. No.	MPR-DDA Diary No.	Issue / Suggestion(s)	Observation(s) of the MAG
	(a) Inclusion of Residential units (Apartments) as a use within 20% FAR allowed for commercial purposes received from Federation of Hotel & Restaurant Associations of India.		
1	Federation of Hotel & Restaurant Associations of India	FAR of hotels be enhanced from the existing 225 to 500.	The representative explained background and need for enhancement of FAR. After discussion MAG requested FHRAI for detailed justification with regard to road ROW, supporting infrastructure etc. Action: FHRAI
		Uniform parking norm of 1.25 ECS per 100 sq.m may be adopted (hotels presently under construction on DIAL land at airport has been approved by DDA for 1.25 ECS per 100sqm). (Present 3 ECS per 100 sq.m)	MAG was informed that the hotels located in Aero city Complex are not approved by DDA and are under the jurisdiction of MoCA, GoI. The MAG felt that 2 sets of parking standards may be suggested i.e. separate for guest rooms and retail commercial/offices. FHRAI will study the proportion of car parking for various uses/ activities in existing hotels and submit a report and present it in the next MAG meeting. Action: FHRAI
		Inclusion of residential units as a permitted use within 20% of the total FAR allowed for commercial purposes and retail shops under Table 5.4 of MPD-2021.	MAG agreed for inclusion of residential units within 20% ceiling. However, the disposal method - sale/rental is outside the scope of Master Plan and relates to allotment conditions. Following Modification is suggested in Table 5.4 (C), Hotels (ii) Existing: Maximum 20% of FAR can be used for the Commercial Offices, Retail &

			<p>Service Shops. Proposed: Maximum 20% of FAR may be used for the Residential units, Commercial Offices, Retail & Service Shops. Action: Director(Plg.) MPR</p>
		<p>Hotel specific services may be permitted in the basement (s) without counting in FAR- Laundry, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, Housekeeping store and cold storage</p>	<p>MAG agreed in principle to allow such services in basement without counting in FAR. Following modifications have been suggested: Existing: 8(5) Basements <i>a) Basement(s) upto the setback line maximum equivalent to parking and services requirement, such as Air Conditioning Plant and equipment, water storage, Boiler, Electric Sub-Station HT and LT Panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and installation of electrical and fire fighting equipments, and other services required for the maintenance of the building with prior approval of the agencies concerned, could be permitted and not to be counted in FAR. However, the area provided for services should not exceed 30% of the basement area.</i></p> <p>Proposed: 8(5) <i>(a) Basement(s) upto the setback line maximum equivalent to parking and services requirement, such as Air Conditioning Plant and equipment, water storage, Boiler, Electric Sub-Station HT and LT Panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and installation of electrical and fire fighting equipments, and other services required for the maintenance of the building with prior approval of the agencies concerned, may be permitted and not to be counted in FAR.</i> In case of Hotels Laundry, Cold Room for storing Food articles, Linen store, Garbage room, Housekeeping store and cold storage may be allowed. However, the area provided for services should not exceed 30% of the basement area. Action: Director(Plg.) MPR</p>
		<ol style="list-style-type: none"> 1. Include hotels in activities permitted in International Convention Centre under "Socio-Cultural & Community Facilities" (Table 13.27), 2. Increase FAR for Convention Centre 	<p>(1) & (2) As Per MPD- 2021 International Convention Centre is under Landuse category of "Public & Semi- Public facilities"- Socio Cultural Facilities. As per table 13.27: Socio Cultural Facilities</p>

	from the existing 120 to minimum 500	at Sl. No. 13 Hotels are not permitted. After discussion, MAG was informed that the issue was earlier discussed in the 5 th meeting of MAG on “Common Platform for Building Approvals where it was decided that in the Convention Centre, the proposal to allow hotel as part of Convention Centre may be examined and whether part of the permissible FAR in the Convention Centre could be used to provide the accommodation for delegates attending the Convention. Action – Concerned Local Body
	3. Ground coverage from 30% to 70%	(3) The Federation suggested that the increase in ground coverage at lower levels may be in the form of podium. It was informed that this issue was discussed in the 9 th meeting of Advisory Group held on 19.03.2013 u/c of Hon’ble Lt. Governor, Delhi as a part of High Rise Buildings which is being examined by Director (Plg) UTTIPEC where it was 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. MAG suggested that FHRAI representatives may also be invited for this discussion Action: Director (Plg.) UTTIPEC
	4. Additional 10% Ground coverage for atrium of which 25% shall be counted towards FAR.	(4) The issue is already recommended by AG/ Authority for issue of public notice.
	Charges for additional FAR availed by hotels may be recovered at 25% of the circle rates as published by Govt. of NCT Delhi from time to time, instead of 50% of ZAAR. This is the practice followed by the Govt. of Maharashtra whilst permitting additional FAR from 1.33 to 5.00	The issue does not come under the purview of Review of Master Plan – 2021
PHD Chamber of Commerce and Industry	FAR of hotels be enhanced from the existing 225 to 500 to meet the objective of increasing hotel room capacities	MAG desired the representatives from PHD Chamber of Commerce and Industry to submit detailed background and justification for enhancement of FAR with regards to road ROW, supporting infrastructure etc. in consultation with FHRAI.
	Allow 50% FAR in Hotel to be used for Commercial Offices, retail, Service shops usage	

S. No.	MPR-DDA Diary No.	Issue / Suggestion(s)	Observation(s) of the MAG
(iii) (b) Suggestions related to Zone-'F'			
	1695, 1696, 1725 Anil Kumar	Property in Mehrauli-Badarpur road, khasra no.5/1 and 5/2 in village Pulpehladpur, kalkaji tehsil, is being used by blind relief association for running industrial home for blind since 1944-45 but as per MPD 2021, landuse has been classified as recreational this does not allow to undertake major renovation works or repairs of the property.	As per Master Plan, the said property is under Recreational use where such activities are not allowed.
		Provision to be incorporated in the MPD 2021 in development control norms for plots above 500 sqm to make provision for electric substation space of 5ft x 7ft free of FAR.	MAG observed that it is not a Master Plan issue.
	2183 H R Saini	Masjid moth area which was declared as urbanised 50 years back does not have a layout plan till date. MCD should also consider giving floor wise sanctions for constructing houses.	MAG observed that this issue pertains to MCD.
	1915	<ol style="list-style-type: none"> Village abadis in Tughlakabad shall be shown as 'Residential' area instead of 'Green' as presently shown in the land use plan of MPD-2021 Financial returns from Archeological sites should be ensured. 	As per MPD – 2021, <i>Sub/ Clause 8(2) Permission of Use Premises in Use Zones,(v), Land use of Village Abadi (Lal Dora/ firni) located in any use zone is residential.</i> Hence no modification in MPD – 2021 is recommended by MAG.
	2779, 2780, 2781 Satprakash Rana (MLA),	<ul style="list-style-type: none"> Mahipalpur village, nearby colonies and Rangpur village to be shown in place of 'Government Land Use' in MPD-2021. Mahipalpur village should be included in list of urban villages in ZDP. Mehrauli – Mahipalpur main road to be shown as commercial in the Zonal Plan of Zone-F. Mahipalpur village should be provided facilities like multilevel parking, playground, fire station, community centre, hospital etc. Un-authorized hotels and guest houses on NH-8 be authorized. 	MAG was informed that this is area specific issue and shall be dealt as per the provisions of MPD-2021.
		<ol style="list-style-type: none"> Zone F-14 has been shown as 'Government Land' in MPD-2021, whereas it is an existing residential settlement. Necessary correction shall be made in MPD-2021. Plot for a sanctioned hospital in Mahipalpur has been allocated for some other use. The original land use shall be restored. 	<ol style="list-style-type: none"> MAG was informed that this is area specific issue and shall be dealt as per the provisions of MPD-2021. This issue was considered in the Technical committee meeting held on 18.04.2013
	3782 BSES Rajdhani Power Ltd, BSES Bhawan,	Requisition for land for commissioning 66/33 KV Grid Station in DDA Jone J as a result their location has not been identified in ZDP	Shall be dealt as a part of preparation of Zonal Plan.
Suggestions related to Zone-'H'			
		Declare Badli village as industrial area in Master plan.	As per policy, GNCTD undertakes survey and notifies the boundary of the unplanned industrial clusters. The declaration of industrial area pertains to Deptt. of Industries, GNCTD.

			Action: Deptt. of Industries, GNCTD.
		<ol style="list-style-type: none"> 1. Withdraw the commercial / mixed land use status given to the stretch between Madhuban Chowk to Netaji Subhash Place and the road between DJB office (Double tank) to the TV Tower and from Income Tax Colony to Ramlila Maidan LU Block. 2. Do not allow the bank to run in Residential areas. 3. Some restriction shall be applied as related to number of students one can enroll with respect to the size of land allotted to schools. 	MAG observed that it is not a Master Plan issue.
		<p>Provision of higher educational institution may be considered in Shastri Nagar area.</p> <p>Shastri Nagar is a very highly congested area and falls within the jurisdiction of MCD. Hence there is no scope to provide any such facility. Moreover higher education (Professional college) is a Zonal level facility provided at Zonal Plan / Master Plan</p>	MAG observed that it is not a Master Plan issue.
		<p>The existing water bodies such as village pond near Shahipur Village should be incorporated in the Master Plan / Zonal Plan to improve the ecosystem.</p> <ol style="list-style-type: none"> i. As per MPD-2021, water bodies having a minimum surface area of 1 ha shall be Preserved by the concerned local Authorities (Municipal Corporation) & GNCTD. ii. The specific issue w.r.t. water body at Village Shahipur was discussed in the meeting held under the chairmanship of VC DDA on 11.01.2013 and it was decided that CLM will look into the issue. However incorporation of water bodies to be examined as per provision of MPD-2021. 	<p>MPD-2021 has proposed preparation of the Local Area Plans/ Layout Plans for incorporating water bodies of smaller areas which are not possible at Master Plan Level by the local body concerned. Thus North DMC to examine this as per the part of preparation of Local Area Plan.</p> <p>Action: Chief Town Planner, SDMC</p>
(iii) (c) Suggestions related to Zone-‘C&G’			
1	1200 Vipul Mehra	Relaxation in norms for Primary Schools	Already discussed in 4th meeting of MAG on “Enforcement & Plan Monitoring” held on 28.06.2012 under the Chairmanship of Vice Chairman, DDA. At this stage no modification in the MPD 2021 is recommended.
2	501 Kanhaiya Lal	Dhobi Ghat at Lucknow Road, Timar Pur to be shown in MPD-2021.	MAG observed that Dhobi Ghat is a layout level facility and shall be incorporated at the time of preparation of layout plan.
3	1324 Mr. Ramesh Kumar Mehra 510 Arun Sharma, 479 Surender Khandelwal (President)	<p>Declaration of Mixed land use roads / Commercial roads</p> <p>The residents of Malka Ganj road request to declare the following roads as MLU / commercial roads ;</p> <ol style="list-style-type: none"> a. From Ghanta Ghar to Malka Ganj Crossing b. From Roop Nagar to Bungalow road, Malka Ganj Crossing. c. Old Sabzi Mandi to Malka Ganj crossing. <p>Christian Colony should be declared under Commercial land Use so that people can carry out</p>	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

		professional/Commercial activities. *it is requested to change the status of MLU street no.-134, ward no.15. Sarai Pipal Thala, main G.T.Road – from Shah Alam Bandh to Sanjay Enclave from MLU Street to Commercial Street.	outside the purview of Review of MPD-2021.
4	1319 Vinod Bansal,	Change of land use of all industrial areas of Delhi to 'Residential'. *Regarding misuse of properties, approval of Building Plans by MCD without approval of the LOP, & encroachments at Bhamashah marg, Rajpur Chhawni, Kalyan Vihar, Canal Road etc. *Redevelopment Scheme should be prepared for Influence Zone and 40% Ground coverage & 15 m height should be permitted.	i) MAG was informed that permissibility of residential use in industrial areas has been agreed to and in the process of issue of final notification. ii) The issue is outside the purview of Review of MPD-2021. iii) This will be dealt as per TOD (Transit Oriented Development) in the process of approval by UTTIPEC.
5	507 Sant Nirankari Mandal (Regd.),	Request for CLU & relaxation in Development control norms for religious institutions like Nirankari Mandal. The ground realities have been ignored and the land under the possession of Sant Nirankari Mandal at village Dheerpur has been erroneously proposed as Residential/Green In the MPD-2021 & ZDP-C. *All adjoining pieces of land owned by us are shown as institutional but this land has been shown as residential. * The development control norms for religious institutes like Sant Nirankari Mandal being an international level institution be relaxed.	MAG desired that the Institute should provide the details of land allotted, additional land in possession, activities/ building constructed etc. to Planning Deptt., along with the supporting documents for further examination. Land Disposal Wing of DDA to provide the details of allotted land to the Planning Department. Action: Director (Plg.) C & G Commissioner (LD), DDA
6	511 Hawa Singh,	Regarding Sub-Zone C-16, 17, 18 and Influence Zone. 1) Regarding misuse of properties, approval of Building Plans by MCD without approval of the LOP ,& encroachments at Bhamashah marg, Rajpur Chhawni, Kalyan Vihar, Canal Road etc. 2) Redevelopment Scheme should be prepared for Influence Zone and 40% Ground coverage & 15 m height should be permitted.	1) MAG observed that it is not a Master Plan issue. 2) MAG observed that this to be dealt as per TOD Policy.
7	2603 Zahoor Ahmad,	Hans Cinema (Temporary Cinema) to be acknowledged in Zonal Plan/Master Plan.	MAG observed that this will be dealt as per the policy on Temporary Cinemas.
8	3372 3373 Birla Textile	Request to change the land use of the now closed Birla Textiles, a composite textile unit on G.T. Karnal Road, Old Subzi Mandi to Mixed Land Use including Residential so as to allow the petitioner implement a modern development of the area to retain the use of the land from "Industrial" to "Residential".	It was informed that this case pertains to closure of heavy and large industries in Delhi and surrender of land as per the Hon'ble Supreme Court orders dated 10.05.1996. As per the orders of Hon'ble Supreme Court, the industry can develop the retained portion of the land as per the landuse in the Master Plan. In this case the land use is industrial. Regarding the list given in Para 7.6.1.1 it appears that it contains mostly the list of Industrial areas / schemes and the names of the

			individual/ stand alone industrial plots are not included. The representative from Birla Textiles requested that it is located on old G.T. Karnal Road and surrounded by residential area. The industrial activity in such location is not desirable. The MAG suggested that this needs detailed assessment and justification. Action: Birla Textiles
9	2491 Manish Singh,	Problems to residents of Kingsway Camp due to existence of two Bus Depots near Banda Bahadur Marg.	MAG observed that it is not a Master Plan issue.
10	2615 2617 L.K. Jain,	Requirement of New Industrial areas.	
11	2639 Rajeev Chhabra,	Lack of amenities in the area.	
12	506 B.K. Choudhary	Lack of amenities in the area.	
13	502 Rajinder Kumar Kanojia	Re-development and optimum utilization of land at Civil Lines and Timarpur	
14	2561 Nanak Chand	Encroachments on Roads & lack of parks in the area.	This is being examined under the policy of 'Regularization of Existing Institutions'.
15	503 552 The Animals' Friends, Bhama Shah Road,	Change of Land Use of Land belonging to Animal's Friend Hospital at Bhama Shah Marg from Park to PSP.	
(iii) (d) Suggestions related to Zone PI & P-II			
Due to Paucity of time this item could not be discussed and will be put up in the next MAG			
(iii) (e) Current Status of Planning in Delhi forwarded by Ar. Ranjit Sabhiki			
Due to paucity of time, Ar. Ranjit Sabhiki could not present his views. Vice Chairman, DDA suggested that the same may be presented in the next meeting.			
(iii) (f) Request for allowing Educational Institution on Green Belt both at secondary and higher education level			
	Ritnand Balved Education Foundation (An umbrella Organisation of Amity Educational Institutions)	Higher Educational level Institutions, may be allowed in the green belt to cater to the need of village population.	MAG was informed that facilities to be provided for a population of 10,000 at neighbourhood level are already permitted in villages falling in Green Belt. No modification was suggested.
(iii) (g) Request for the Regularization Certificate/ NOC in respect of the B.K. Rana Education and Welfare society (regd.)			
Due to Paucity of time this item could not be discussed and will be put up in the next MAG.			
(iii)(h) Request for removal of restriction on standalone cinemas regarding retaining of minimum 300 seats submitted by National Association of Motion Picture Exhibitors			
	Rajan Gupta, General Secretary, National Association of Motion Picture Exhibitors, C/o Liberty Cinema,	Restriction on stand-alone cinemas converted for commercial use in terms of mandatory provision of one or more cinemas with minimum seating capacity of 300. The need for this restriction is invalid now, with the abundance of varied modes of entertainment today.	As per the directions received from Dy. Secretary to the Govt. of India, MoUD vide letter no. K-13011/17/92-DDIB/VA dated 27 th August, 1992, This was discussed and observed

	19-B, New Rohtak Road, New Delhi - 05 Tel: 28715896		that the issue is not a Master Plan issue and should be taken up with the MoUD.
		Most cinemas are allowed a FAR of 100, whereas commercial buildings a FAR of 150.	The suggestion to increase the FAR was not agreed to.
		Conversion from lease-hold to free-hold: L&DO has bracketed cinemas with hotels, but no regulation on conversion charges has been notified.	The issue does not come under the purview of Review of Master Plan – 2021.
(v) Any Other Item			
	Forwarded by OSD to L.G Press clipping in Amar Ujala " Uparajyapal ki nahin Manage Bajhpa Prasad"	No green area to be converted and use for parking in Parks/ Greens. Amendments should be made in MPD 2021 accordingly.	Chief architect, DDA and EM, DDA informed that constructing underground parking under parks is not feasible as a hard concrete strata does not allow percolation of water which does not help in recharge of aquifers. MAG was informed that UTTIPEC is in the process of formulating policy for parking. This may be included in the chapter of Transport. Action: Director (Plg.) UTTIPEC

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