



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN REVIEW SECTION)
6TH FLOOR: VIKAS MINAR
NEW DELHI: 110002; Ph. No.-23379731

F-1(39)2012/DIR(Plg.)MPR & TC/

Date: 06.06.2013

Sub: Minutes of the 3rd Meeting of Management Action Group on "Slum Rehabilitation and Social Housing" for Review of MPD-2021

Third Meeting of Management Action Group (MAG) on "Slum Rehabilitation and Social Housing" was held on 12.03.2013 under the Chairmanship of Secretary (Land & Building), Govt. of NCT of Delhi, at Conference Hall, B-Block, Vikas Bhawan, I.P. Estate, New Delhi. The copy of the approved minutes are enclosed herewith for further necessary action.

(I.P. Parate)

Director (Plg.) MPR & TC

Copy to:

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| 1. Secretary (Land & Building.) | Chairman |
| 2. Chief Executive Officer, DUSIB, GNCTD. | Member |
| 3. Commissioner (Plg), DDA | Member |
| 4. Chief Architect, NDMC. | Member |
| 5. Addl. Commissioner (Plg) MPR & AP, DDA | Member |

CO-OPTED EXPERT MEMBERS

6. Director, National Institute of Urban Affairs.
7. Prof. Neelima Risbud, SPA, New Delhi.
8. Sh.K.R.Hingorani, Suptdg.Engineer, CC-3,DDA.



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(Master Plan Review Section)
6th Floor: Vikas Minar, New Delhi – 110002
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Third Meeting of Management Action Group (MAG) on “Slum Rehabilitation and Social Housing” was held on 12.03.2013 under the Chairmanship of Secretary (Land & Building), Govt. of NCT of Delhi, at conference room, **B-Block, Vikas Bhawan, I.P.Estate**, New Delhi. The following members / Special Invitees attended the meeting:

- Secretary (Land & Building), GNCTD Chairman
- Chief Executive Officer, DUSIB, GNCTD Member
- Addl. Secretary (L&B), GNCTD
- Director (Plg.) MPR&TC, DDA
- Senior Architect, HUPW (R&N), DDA
- Prof. Neelima Risbud, Dean, SPA
- Dy. Chief Architect, NDMC
- Sh. Mahendra Kumar, Chief Engineer, DSIIDC
- Sh. H.C. Puri, Chief Engineer, DSIIDC
- Smt. Namrita Kalsi, Senior Architect, DSIIDC
- Sh. Ratan Vats, DSIIDC
- Sh. Pramod Adlakha, Consultant, DSIIDC

a) Confirmation of the minutes of 2nd meeting of MAG held on 15.01.2013

As there were no observations/ recommendations on the minutes of the 2nd meeting of MAG held on 15.01.2013, the minutes were deemed to have been confirmed.

b) Action taken note of 2nd meeting of MAG held on 15.01.2013

1. **Development Control Norms for EWS / Social Housing, Community Work Centres (CWC) and Building height**
2. **Provision of IS-8888 for low income housing**

MAG was informed that the above mentioned issues have been discussed and approved by the MAG on ‘Common Platform for Building Approvals’ in its eighth meeting held on 08/03/2013. These issues have been examined by HUPW, DDA. MAG was informed that Advisory Group in its meeting held on 06-12-2012, and further discussed in DDA meeting on 05-03-2013, had recommended the following:

S. No.	Existing Provision in MPD 2021	Proposed Amendments/Modifications
Title of Para 4.2.3.4		
1.	Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation – In-situ Up-gradation/Rehabilitation of Slum & JJ Clusters and Resettlement Colonies	Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation – In-situ Up-gradation/Rehabilitation of Slum & JJ Clusters, Resettlement Colonies and Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings.
Para 4.2.3.4		
2.	The <u>concerned</u> implementing agency/corporate body should work out	The implementing agency/corporate body concerned should work out schemes for collective community rehabilitation/

<p>schemes for collective community rehabilitation/relocation and explore the possibility of involving private sector/slum cooperatives. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum & JJ Rehabilitation Scheme.</p> <p>(i) Minimum plot size 2000 sqm (<u>facing a min. road of 9m</u>).</p> <p>(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land and FAR on the remunerative component of the land shall be as applicable for the relevant land use.</p> <p>(iv) Mixed land use/commercial component up to 10% of permissible FAR in the residential component of the land.</p> <p>(xi) Schemes/designs should be compatible for disabled.</p>	<p>relocation and explore the possibility of involving private sector/slum cooperatives. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum & JJ Rehabilitation Scheme and schemes for rehabilitation of project-affected persons and for Unsafe Buildings.</p> <p>(i) Minimum plot size 2000 sqm (on a min. ROW of 9m). In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10%.</p> <p>(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e., Facility for the level as indicated in Table.3.3 of Chapter 3 based on the population accommodated under the project/scheme) and FAR on the remunerative component of the land shall be as applicable for the relevant land use.</p> <p>(iv) Mixed land use/commercial component up to 10% of permissible FAR in the residential component of the land. In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e., Group-A Household Industries as given in Annexure I of Chapter 7) to the beneficiaries of the project scheme.</p> <p>(xi) Schemes/designs should be compatible for differently abled persons.</p>
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The suggestions related to in-situ rehabilitation of Slums and JJ Clusters and EWS Public Housing Schemes undertaken in Delhi by DDA, DSIIDC, DUSIB etc. were presented by Officers from these agencies. The MAG was informed the following:

- i) A Public Notice was issued on 01.10.2012 and the objections/ suggestions received were placed before the Board of Enquiry and Hearing on 15.01.2013. The Board suggested modifications related to density etc. which were considered by DDA on 05.03.2013. Minutes of the meeting are awaited. These will be forwarded to MoUD, GoI, after approval, for issue of final notification for amendments in MPD-2021.
- ii) The suggestions recommended by Advisory Group on 06.12.2012 were also considered by DDA on 05.03.2013. After approval of the Authority, a public notice will be issued for inviting objections/ suggestions from the public.

In view of above, MAG requested Chief Architect, HUPW, DDA to examine the above mentioned amendments, if any, with reference to existing DDA schemes / projects. These suggestions can be placed for consideration of Authority as part of confirmation of the minutes of the Authority Meeting dated 05.03.2013.

Action: Chief Architect, HUPW, DDA

In continuation of above, following additional amendments were suggested by the MAG in Para 4.2.3.4 of MPD.

Title of Para 4.2.3.4-

Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation - In-situ Up-gradation/Rehabilitation of Slum & JJ Clusters and Resettlement Colonies, Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings **and EWS public housing schemes.**

- (vii) Area of the dwelling unit for EWS or rehabilitation shall be maximum 25sqm. **(Carpet Area) and room sizes as per IS: 8888.**
- (viii) Common parking is to be provided **for residential component at 0.5ECS per 100sqm of floor area** which can be relaxed wherever required. Parking for remunerative purposes **shall be as applicable for the relevant land use.**

Following modifications in **Para 4.4.3 B. Residential Plot – Group Housing** was recommended by the MAG.

(v) The developer shall ensure that minimum 15% of FAR are constructed for Community-Service Personnel/EWS and lower income category. Such flats should have a carpet area upto **25sqm**.

The above mentioned modification were agreed by the MAG.

c) Suggestions forwarded from the office of Chief Engineer, DSIIDC

For most of the issues raised by DSIIDC regarding EWS Housing, as part of action taken mentioned above. Rest of the issues discussed are mentioned below.

- **Lifts in EWS Housing developed by DSIIDC:** Representatives from DSIIDC mentioned that in G+4 structures developed by DSIIDC as housing for EWS, maximum density achieved is only 425, whereas MPD-2021 has provision for a maximum permissible FAR of 600. In case additional floors are added to meet the desired FAR, lifts need to be provided, which will eventually increase the net cost of a dwelling unit, thus, lessening the affordability of such units. MAG observed that as per Para 4.2.3.4 of MPD-2021, there is no restriction on height of building for rehabilitation schemes. Maintenance of lifts may be arranged by operating a corpus fund, which is in practice with other DDA Housing Schemes. During discussion it was informed that the distribution of land-cost over large no. of the beneficiaries vs. cost of providing lifts needs to be evaluated, especially, land being a scarce resource. The suggestion was not agreed upon by the MAG.
- **Misinterpretation of Norms:** Representatives from DSIIDC informed the MAG of the instances when Local Bodies fail to interpret the provisions laid in MPD-2021, when they are approached for sanctioning of building plans. Hence, they suggested to simplify the norms mentioned in MPD-2021 regarding rehabilitation projects. MAG was informed that clarifications, if any required by the Local Bodies towards interpretation of MPD-2021, are being sent by DDA. Hence, no further action is required.

d) Suggestions received towards Review of MPD-2021 related to Slums

Representative from 'Cure India' presented the following suggestions:

- i) Higher density will put pressures on infrastructure.
- ii) There are lacunae in basic infrastructure in the slum-pockets in peri-urban areas of Delhi. Peripheral services should be provided prior to settlement in such areas.

MAG noted the suggestions made.

e) Any other item with the permission of Chairman

- i) Prof. Neelima Risbud, Dean-SPA observed that separate norms for EWS housing shall be discouraged, since such proposed separate norms shall violate density norms prescribed in MPD-2021.
 - ii) It was observed by the MAG that incentive FAR shall be calculated for the whole parcel of land, instead of extending it to remunerative component. It was suggested that FAR component shall be divided into rehabilitation and saleable (or remunerative) component, instead of dividing the land parcel.
 - iii) Para 4.2.3.4 (.) of MPD-2021 clause provides that development control norms for remunerative component (= 40% of plot-area) shall be as applicable as per the relevant land-use. MAG observed that, in case of rehabilitation in green-belt is concerned; the above mentioned clause would supposedly make the remunerative component non-saleable. Further Director (Plg.) MPR, DDA informed that the land-use needs to be changed to 'Residential' or, if permitted, with approval of the Authority under sub-clause 8(2) 'Permission of Use Premises in Use Zones'.
 - iv) The MAG observed that besides having an upper cap on residential density, a minimum density shall also be indicated so as to ensure optimal utilization of land.
- The meeting ended with thanks to the Chair.



(I.P. Parate)

Director (Plg.) MPR & TC

Copy to:

- (i) Members
- (ii) Co-opted Members & Special Invitees
- (iii) Concerned officers for necessary action as mentioned in the minutes