



**DELHI DEVELOPMENT AUTHORITY**  
Office of the Addl. Commissioner (Plg.) MPR & AP  
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**No. F.1(132)/Dir. (Plg.) MPR&TC/**

**Date: 16 /09/2013**

**Subject: Minutes of the Eleventh Meeting of the Advisory Group held on 23<sup>rd</sup> August 2013 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.**

The Eleventh Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 23.08.2013 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Eleventh Meeting of the Advisory Group and asked Commissioner (Plg.), DDA to present the items as per agenda.

**1. Minutes of the Tenth meeting of Advisory group held on 03/07/2013 already circulated and action taken**

Since no comments were received, the minutes of the Tenth Meeting of Advisory Group held on 03/07/2013 were confirmed.

**2. Action Taken Note on minutes of the Tenth meeting of Advisory Group held on 03/07/2013 for information**

The Action-Taken Note on minutes of the Tenth Meeting of Advisory Group held on 03/07/2013 was noted by the Advisory Group.

**3. Management Action Group (MAG) meetings – minutes of the meeting of following MAGs were placed for discussion**

Minutes of Meetings of following MAGs were placed for information –

- a) "Enforcement & Plan Monitoring" under the Chairmanship of VC, DDA held on 29/07/13 & 30/07/13.
- b) "Common Platform & Building Approval" under the Chairmanship of EM, DDA held on 31/07/13.

#### 4. Presentation of the items recommended by MAGs for review/ amendments in MPD 2021

Para/ S. No.	MPD 2021					
	Existing Provisions			Proposed Amendments/Modifications		
1	2			3		
<b>CHAPTER 6.0-WHOLESALE TRADE</b>						
<b>Table 6.1: Sub-City Level Markets</b>						
1.	S. No.	Location	Commodity / Activities	S. No.	Location	Commodity / Activities
	i)	Azadpur	Food and Vegetable	i)	Azadpur	Food and Vegetable
	ii)	Okhla	Food and Vegetable	ii)	Okhla	Food and Vegetable
	iii)	Keshopur	Food and Vegetable	iii)	Keshopur	Food and Vegetable
	iv)	Naraina	Iron and Steel	iv)	Naraina	Iron and Steel
	v)	Sanjay Gandhi Transport Centre	Transport/ Warehousing	v)	Sanjay Gandhi Transport Centre	Transport/ Warehousing
	vi)	Rohtak Road Transport Centre	Transport/ Warehousing	vi)	Rohtak Road Transport Centre	Transport/ Warehousing
	vii)	Narela	Food Grains	vii)	Narela	Food Grains
	viii)	Najafgarh	Food Grains	viii)	Najafgarh	Food Grains
				ix)	<b>Kirti Nagar</b>	<b>Timber</b>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>CHAPTER 15.0-MIXED USE REGULATIONS</b>		
<b>Para 15.7 OTHER ACTIVITY</b>		
2.	15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street: Para (a) to (f) g) Non-profit ... the Income Tax Act, 1961.	15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street: Para (a) to (f) (g) Non-profit ... the Income Tax Act, 1961. <b>(h) Hostel / paying-guest accommodation</b>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>CHAPTER 1.0 – INTRODUCTION</b>		
<b>Para 1.3 Frame Work for Sub-Regional Development</b>		
3.	As a follow up of the Regional Plan-2021 and in consonance with, under Section 17 of the	As a follow up of the Regional Plan-2021 and in consonance with and under Section 17 of the

	<p>NCRPB Act, 1985, a Sub-Regional Plan for Delhi is to be prepared by GNCT-Delhi. It is suggested that a High Level Group may be constituted by GNCT-Delhi to implement the policies of the Regional Plan and ensure timely preparation of the Sub-Regional Plan. As already mentioned Delhi has a limited area of 1483 sq. kms., out of which about half of the area is already urbanized.</p>	<p>NCRPB Act, 1985, a Sub-Regional Plan for Delhi is to be prepared by GNCT-Delhi. It is suggested that a High Level Group may be constituted by GNCT-Delhi to implement the policies of the Regional Plan and ensure timely preparation of the Sub-Regional Plan.</p> <p><b><i>Master Plan for Delhi be treated as Sub-Regional Plan for NCT-Delhi Sub-Region. GNCTD, in consultation with the adjoining states, to review the inter-state connectivity issues and to provide inputs for incorporating in MPD-2021. GNCTD to review Perspective Plans of physical and social infrastructure, prepared by the concerned agencies, and provide as Annexure(s) to Master Plan for Delhi for better coordination and augmentation of the services.</i></b></p> <p>As already mentioned Delhi has a limited area of 1483 sq. kms., out of which about half of the area is already urbanized.</p>
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Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>CHAPTER-12.0 TRANSPORTATION</b>		
<b>12.4 Mass Rapid Transit System (MRTS)</b>		
4.	<p>Considering the future needs of the city additional links of MRTS may be identified by the DMRC.</p> <p>It is expected that about 60% of the urban area will be within 15-minute walking distance from the proposed MRTS stations, after full development of the system.</p>	<p>Considering the future needs of the city additional links of MRTS may be identified by the DMRC. <b><i>The proposed Metro Rail Network by DMRC in subsequent phases, approved by the Central Government to be incorporated in the Master Plan and respective Zonal Development Plans.</i></b></p> <p>It is expected that about 60% of the urban area will be within 15-minute walking distance from the proposed MRTS stations, after full development of the system.</p>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>CHAPTER 15.0-MIXED USE REGULATIONS</b>		
<b>Para 15.7 OTHER ACTIVITY</b>		
5.	<p>15.7.3. The above mentioned public and semi-public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras:</p>	<p>15.7.3. The above mentioned public and semi-public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras:</p> <p>v. Guest Houses operating in plots abutting streets of prescribed minimum ROW in</p>

	<p>v. Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built-up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Line Bungalow Zone, Guest Houses that were operating validly under provisions of MPD, prior to 07.09.2006 would continue to the extent as was permissible at that time.</p>	<p>Special Area and in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built-up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Lines Bungalow Zone, Guest Houses that were operating validly under provisions of MPD, prior to 07.09.2006 would continue to the extent as was permissible at that time. <b>For guest houses, which were already in existence prior to 07.02.2007, the requirement of ROW as provided for in notification dt. 19.05.99 to be relaxed below 9 mts. Provided there is clearance from Fire Department.</b></p>
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Para/ S. No.		MPD 2021																																								
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<b>CHAPTER-5.0 TRADE AND COMMERCE</b>																																										
<b>Table 5.4 :Development Controls - Commercial Centres</b>																																										
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Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.		MPD 2021	
		Existing Provisions	Proposed Amendments/Modifications
1		2	3
<b>CHAPTER-5.0 TRADE AND COMMERCE</b>			
<b>Table 5.1 : Five-Tier System of Commercial Areas</b>			
7.	<p>Notes:</p> <p>...</p> <p>(iv) The mandatory requirement ... and Community Centre.</p>	<p>Notes:</p> <p>...</p> <p>(iv) The mandatory requirement ... and Community Centre.</p>	

		Following new para to be added in Notes: <b>The activities which are not allowed under mixed use as per para 15.6.2 shall also be not allowed in Convenience Shopping Centres.</b>
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The above proposed modification is to prohibit hazardous, bulky material, nuisance creating activities like firewood, building material, liquor, etc. in Convenience Shopping Centres (CSC). The Hon'ble LG, Delhi desired that instead of prohibiting sale of liquor in Convenience Shopping Centres (CSC), a suitable framework shall be formulated so as to curb the nuisance associated with consumption of liquor around CSC in residential neighbourhood. In view of this, the above proposed modification was not agreed by the Advisory Group.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>CHAPTER-4.0 SHELTER</b>		
<b>Para 4.4.3 Control for Building within Residential Premises</b>		
<b>B. Residential Plot – Group Housing</b>		
8.	... vi) Ground Coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts.	... vi) Ground Coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts. <b><i>In case of addition/ alteration for availing balance FAR, ground coverage up to 40% may be allowed.</i></b>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>CHAPTER-3.0 DELHI URBAN AREA-2021</b>		
<b>3.3.2 Guidelines for Redevelopment Schemes</b>		
9.	v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and monument regulated Zone.	v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and monument regulated Zone. <b><i>In case of residential premises, wherever dwelling units are proposed, the number of dwelling units will increase in same proportion as FAR.</i></b>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

The members suggested that increase in Dwelling Units will lead to increase in members in case of Cooperative Group Housing Societies. Simultaneous suitable administrative actions need be taken. After discussion, it was decided that DDA in consultation with Registrar Cooperative Societies will formulate policy-guidelines in this regard with the approval of Competent Authority and issue Circular/ Administrative Order.

**Action: Registrar Cooperative Societies, GNCTD;  
Commissioner (Housing) / (Land Disposal), DDA**

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>Chapter-4.0 SHELTER</b>		
<b>Table 4.3: Use / Use Activities Permitted in Use Premises</b>		
10.	*Pre-1962 plotted double storied flats shall be treated as Residential Plots.	Following to be added in Footnote : *Pre-1962 plotted double storied flats shall be treated as Residential Plots. <b><i>In case of reconstruction, land owning agency to provide NOC for sub-division into two equal plots for sanction of building plans. Incentive FAR will be applicable only in case the total redevelopment scheme will be submitted by RWA.</i></b>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Member Secretary, NCRPB informed the Group that the Annexure to MPD-2021 regarding physical infrastructure shall be examined as part of the review exercise. The Group was informed that this issue was discussed by the Management Action Group (MAG) on 'Infrastructure Development' under the Chairmanship of Principal Secretary (UD), GNCTD held on 08/10/2012. Letters were sent to all the service providing agencies vide D.O. letter no. F.1(45)2012/Dir.(Plg.)MPR/TC/133 dated 02/05/2012 from Vice Chairman, DDA. On receipt of the updated Perspective Plans for infrastructure the existing annexure in MPD-2021 will be replaced. The Hon'ble LG, Delhi suggested that this may be taken up with GNCTD for early action and, if required, the issue can be taken up with GNCTD by Raj Niwas.

**Action: Pr. Secretary (UD), GNCTD (Chairman of MAG)**

While discussing the status of Review of Master Plan for Delhi -2021, following was decided:

- As a part of mid-term Review, the Chapters on 'Environment' and 'Transportation' are being redrafted by Department of Environment, GNCTD and UTTIPEC-DDA, respectively. The Hon'ble LG, Delhi desired that both these chapters should be finalized by concerned MAGs by 10<sup>th</sup> September 2013.

**Action: Secretary (Environment), GNCTD;  
Director (Plg.) UTTIPEC, DDA**

- In response to public consultations, 4,294 suggestions were received towards the review of Master Plan for Delhi (MPD)-2021. In Stage (1), these suggestions were examined and placed before different Management Action Groups (MAG); and the recommendation of these MAGs were discussed in the Advisory Group. The modifications, so suggested by the Advisory Group are placed before the Authority for suggestions and recommending for further processing under Section 11A of DD Act. The Hon'ble LG desired that Stage (1), i.e. processing of suggestions by Management Action Groups (MAG) and further by the Advisory Group should be finalized by 15<sup>th</sup> September, 2013; and Stage (2), i.e. further processing under Section 11(A) should be completed by the end of November, 2013.

**Action: Stage (1) - Addl. Commissioner (Plg.) MPR & AP  
Stage (2) - Addl. Commissioner (Plg.) UE & MP**

- The policy modifications, notified to be incorporated in MPD-2021, for information of the public should be finalized by end of December, 2013. The Hon'ble LG, Delhi desired that a professional Editor should be hired for drafting/ editing and publishing the Revised Master Plan for Delhi 2021.

**Action: Director (Plg.) MPR & TC**

- The procedure laid down for floating of tenders etc. for publication of MPD-2021 was also desired to be initiated simultaneously to save time.

**Action: Director (Plg.) MPR & TC**

The meeting concluded with vote of thanks to the Chair.

**Sd/-  
(S.P. Pathak)  
Addl. Commissioner (Plg.) MPR& AP  
Member Secretary, Advisory Group**

Copy to:

- Chairman
- All members of the Advisory Group
- Co-opted Members
- Special Invitees