

File No. T-828
Date 29/10/12

1708
28/10/12
MOST IMMEDIATE

168

No. K-12011/4/2011-DD-I (DD.IB)

भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

OFFICE OF THE DIR (Fig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. L-205
Dated 30/10/12
To

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 22nd October, 2012

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA, New Delhi.

Subject: Mid-term review of MPD 2021.

Sir,

I am directed to say that the process of MPD-2021 Review is going on which is already overdue. It is requested that timely action for completion of review of MPD may please be taken and ensure adequate participation of the stakeholders in the process. Regular review of the progress made in revision of MPD 2021 may also be made at your level.

2. An updated monthly status of the progress may be furnished to the Ministry for perusal/monitoring by the competent authority.

Yours faithfully,

[Signature]
(J.P. Agrawal) 22/10/12

Director (Delhi Division)

Comp/BIS J-12 - on leave.
29/10

AC(MPR) ✓

29/10/2012

Director (MPR)

pl enclose the status
sent recently - g. int.
31/10

AD(P&M)

P.S. to
monit

11/2/12

Comments on the given questionnaire sent by NDTV Group's - dirplgmpr.tc@gmail.com - Gmail

403/c

+ You Search Images Maps Play YouTube News Documents Calendar More

Google

Gmail

[Click here to enable desktop notifications for Gmail.](#) [Learn more](#) [Hide](#)

167

COMPOSE

Inbox

Starred

Important

Sent Mail

Drafts (1)

You are invisible.

[Go visible](#)

Search, chat, or SMS

Skk Sdr

Suresh gupta

clpmcd

duac74

emdda

psud



Bhopal Facts - www

bhopalfacts - Get the facts on the Bhopal Tragedy.

Comments on the given questionnaire sent by NDTV Group's

director planning [dirplgmpr.tc@gmail.com](#)

2:12 PM (22 hours ago)

Sir,

Please find attached pdf containing the comments on the given questionnaire sent by NDTV Group's business channel for further necessary action.

Thank you and Regards,

(H.K. Bhardi)

Dy. Director (Plg.) MPIS

NDTV Group's.pdf
225K [Download](#)

[Click here to forward](#)

Bhopal Facts

Ads - Why this ad?

ne with our past requests for a brief interaction with DDA, we once again urge you to provide us an opportunity to feature DDA on 'The Property Show'.

401/2

We appreciate your time and look forward to a positive response. Thank you.

Regards

Vasudha Sharma

Reporter - The Property Show

Anchor - Property: It's Hot

NDTV Profit

<http://profit.ndtv.com/videos/watch-the-property-show?pfom=home-watch>

9811573502

Have you got an NDTV app? Free downloads for iPhone, iPad, Android, Blackberry & Windows Phone at http://www.rediffmail.com/cgi-bin/red.cgi?account_type=1&red=http%3A%2F%2Fndtv.com%2Fapps&isImage=0&BlockImage=0&rediffng=0

Return Flight + 5 Star Hotel Starting @ 8,999

Book Now

via

Follow [Rediff Deal ho jaye!](#) to get exciting offers in your city everyday.

MOST URGENT

402/

Subject: Fw: NDTV Profit Interview Request

From: Sanjay Pathak (pathaksanarch@yahoo.com)

To: dirplgmpr_tc@dda.org.in; parateip@yahoo.in;

Cc: sppathak.arch@gmail.com;

Date: Monday, October 15, 2012 10:39 AM

1566
15/10/12

— Forwarded Message —

From: shabdbansal <shabdbansal@rediffmail.com>

To: pathaksanarch <pathaksanarch@yahoo.com>

Sent: Saturday, October 13, 2012 12:33 PM

Subject: Fw: NDTV Profit Interview Request

OFFICE OF THE DIR (Plg.)
MPT/TO, D.D.A. N. DELHI
No. 1593
Date 15/10/12

Dear Mr. Pathak,

Please attempt to provide factual response to the queries as requested vide letter received through our Public Relation deptt....

thanks...

with best wishes

Dr. S.P. BANSAL, Engineer - Town Planner
Comm (Plng) II, Delhi Development Authority

Off. No. 011 2337 9881 Fax No. 011 2337 9149

E.mail: shabdbansal@rediffmail.com

From: Vasudha Sharma <Vasudha@ndtv.com>

Sent: Wed, 03 Oct 2012 16:21:19

To: "dpublicrelations@gmail.com" <dpublicrelations@gmail.com>

Cc: "neemodhar@gmail.com" <neemodhar@gmail.com>, "shabdbansal@rediffmail.com" <shabdbansal@rediffmail.com>.

"vcdda@dda.org.in" <vcdda@dda.org.in>

Subject: NDTV Profit Interview Request

Dear Sir/Ma'am

NDTV Group's business channel, NDTV Profit requests an interview appointment with DDA for their comments on the review of the Master Plan for Delhi - 2021.

We would like to feature DDA's perspective on our real estate program 'The Property Show'. Please find below a weblink of the show for your perusal.

<http://profit.ndtv.com/show/the-property-show>

Our questionnaire will focus on the following points:

- Q1. Major modifications that DDA has proposed to make in the Master Plan 2021 as part of its review.
- Q2. Incentivising redevelopment of trade & shopping centres by awarding enhanced FAR.
- Q3. Developing an influence zone along MRTS & Transport corridors.
- Q4. Mandatory provision of EWS housing/slum rehabilitation in all group housing.
- Q5. Provide additional floor area in residential plot group housing for community needs such as community hall, creche, recreation centre, library, reading room, senior citizen club and society office.
- Q6. DDA's vision for Delhi - A global metropolis... a world class city.
- Q7. Vertical growth - the way forward for Delhi.

bcut:blank

Reply sent to NDTV.

Reply is being sent to NDTV. Keep in record in main file. FU12

UDC

Slikha
30.10.12

15/10/12

DR. S.P. BANSAL (MPT)

15/10/12

ADP



DELHI DEVELOPMENT AUTHORITY

MASTER PLAN REVIEW

6th Floor, Vikas Minar

I.P. Estate, New Delhi-110002

No. F.1 (2)2012/Dir. (Plg.) MPR & TC/

Sub: Regarding comments on the questioner of NDTV Group's business channel on the review of MPD-2021

The point's wise status with reference to the questionnaire received from NDTV Group's business channel is given below:

Q1. Major modifications that DDA has proposed to make in the Master Plan 2021 as part of its review.

A public notice has been issued on 1st October, 2012 with a total of 21 Amendments/Modifications which the Central Government/Delhi Development Authority has proposed to make in the Master Plan of Delhi (MPD) -2021 as a part of review, under section 11(A) 3 of Delhi Development Act, 1957. The salient features are:

- i. In order to accommodate community needs of the residents of residential group housing, the present area of **400 sqm. is being enhanced to 1200 sqm.** (free from FAR). It will facilitate provision of recreational hall, crèche, library, reading room, senior citizens recreation room/club and society office etc.
- ii. **In the industrial areas, residential component** (mainly for workers housing) **is being proposed** which is currently not permissible.
- iii. The definition of industrial plot is proposed to be revised to **remove restriction of 50 workers.**
- iv. **Development Control Norms for educational facilities** particularly for old colleges are proposed to be made flexible by defining residential/ hostel area, or college building area, and play-field area.
- v. **Hospitals upto 100 beds are being proposed on industrial plots** with certain conditions.
- vi. The development controls norms are being made more flexible for redevelopment of clusters of industrial concentration in Non-conforming Areas.
- vii. Office area **upto 50 sqm.** would be permitted under Five-Tier system of Commercial Areas.
- viii. To incentivize the redevelopment of Community Centre, Local Shopping Centre/Convenience Shopping Centre and Sub-City Level Markets, **a maximum overall FAR of 50% over and above the existing permissible FAR is proposed.**
- ix. In order to prevent growth of slums, the developer shall ensure mandatory provision of minimum **15% of the proposed FAR** on the plot to be constructed for Community-Service Personnel, EWS housing/Slum rehabilitation and lower income category in all Group Housing.
- x. **Revising the date of existence of Fitness Centre from 07.02.2007 to 12.08.2008** is to be permitted under Public & Semi-public activity in residential plots abutting roads of prescribed ROW.
- xi. Revising the Development Code sub-clause for the Basement(s) by replacing **above the plot level with beyond building line** shall be flushed with ground and shall be ventilated with mechanical means of ventilation.

- L63 399/c
- xii. Removing the clause of *minimum area of 4 hectares* by the private land owners to take up land assembly and redevelopment of some identified areas in the Redevelopment Strategy.
 - xiii. *About 500 m. wide belt on both the sides of centerline of the MRTS/Major Transport Corridor to be considered as Influence Zone* and the approval will be granted after the Approval/Notification of respective phase of MRTS. Removal of certain areas from the exclusion list for enhancement of FAR like: DIZ Area, Matasundari Area, Property development of DMRC, and Comprehensive commercial schemes.
 - xiv. The other stipulation in the Norms for Redeployment of Industrial Concentration in Non-conforming Areas were *revised from Minimum 10% to About 10%* area reserved for circulation, parking and infrastructure requirements.

Q2. Incentivising redevelopment of trade & shopping centres by awarding enhanced FAR.

To incentivize the redevelopment of Commercial Centres such as Community Centre, Local Shopping Centre/Convenience Shopping Centre and Sub-City Level Markets, *a maximum overall FAR of 50% over and above the existing-permissible FAR is proposed.*

Q3. Developing an Influence zone along MRTS & Transport corridors.

Growth of Delhi over the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was poly nodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors.

Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. *About 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor to be considered as Influence Zone.*
- ii. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- iii. *The approval of schemes will be granted after the Approval/Notification of respective phase of MRTS.*
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises.
- v. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.
- vii. The following areas shall be excluded from the enhancement of FAR:-
 - Lutyens' Bungalow Zone, Chanakya Puri.
 - Civil Lines Bungalow Area.
 - Monument Regulated Zone (As per ASI guidelines).

The regulation for the same are in the process of approval. A separate chapter on *Transit Oriented Development (TOD)* is being finalized by the UTTIPEC unit for incorporation in the Master Plan of Delhi-2021.

Q4. Mandatory provision of EWS housing/slum rehabilitation in all group housing.

In order to prevent growth of slums, mandatory provision of EWS housing / slum rehabilitation in all group housing to the extent minimum 15% of proposed FAR on the plot.

Q5. Providing additional floor area in residential plot group housing for community needs such as community hall, crèche, recreation centre, library, reading room, senior citizen club and society office.

In order to accommodate community needs of the residents of residential group housing, the present area of 400 sqm. is being enhanced to 1200 sqm. (free from FAR). It will facilitate provision of recreational hall, crèche, library, reading room, senior citizens recreation room/club and society office etc.

Q6. DDA's vision for Delhi – A global metropolis ...a world class city.

"Vision-2021 is to make Delhi a global metropolis and a world-class city, where all the people would be engaged in productive work with a better quality of life, living in a sustainable environment. This will, amongst other things, necessitate planning and action to meet the challenge of population growth and in-migration into Delhi; provision of adequate housing, particularly for the weaker sections of the society; addressing the problems of small enterprises; particularly in the unorganized informal sector; dealing with the issue of slums, up-gradation of old and dilapidated areas of the city; provision of adequate infrastructure services; conservation of the environment; preservation of Delhi's heritage and blending it with the new and complex modern patterns of development; and doing all this within a framework of sustainable development, public-private and community participation and a spirit of ownership and a sense of belonging among its citizens."

Q7. Vertical growth – the way forward for Delhi.

This issue was discussed in the 3rd Meeting of the Management Action Group "Enforcement & Plan Monitoring" held on 17.4.2012 on the suggestion printed in Newspaper clipping, and the decision is as given below:

"City structure of Delhi has been conceived with hierarchy of commercial centres e.g. CBD, District Centers and Community Centers etc. in descending order of functions. With the development and introduction of MRTS need is felt to connect these scattered nodes. The high-rise developments as part of planned commercial centres interlinked by intensive development along MRTS corridor are expected to provide urban form to the city. Thus MPD-2021 has removed height restrictions in commercial centres. However, these are subject to clearance from AAI, Delhi Fire Service, statutory bodies etc.

Restrictions on tall buildings would be necessary in important areas like Lutyen's Bungalows Zone, Civil lines and North Delhi University campus. In case of Urban Extensions, for specific Urban Design projects, tall buildings in terms of height should be identified.

The members observed that, vertical growth is linked with the density and availability of infrastructure. In the metropolitan cities of developed countries, mostly vertical development is proposed in Central Business District. The peripheral areas are mostly with low rise, low density development. The overall density of the city is important and is directly related to the character of the city. In Delhi, overall density is to be linked to the existing natural features like river/ridge, heritage areas and proposed green belt along NCTD boundary. Within overall prescribed area/ zonal level density, areas for tall buildings / high density including TOD can be suitably located depending on existing & proposed capacities of transport network and capacity to augment essential infrastructures services etc. in such area.

Main Identity

From: "Vasudha Sharma" <Vasudha@ndtv.com>
 To: <dpublicrelations@gmail.com>
 Cc: <neemodhar@gmail.com>; <shabdbansal@rediffmail.com>; <vcdda@dda.org.in>
 Sent: Wednesday, October 03, 2012 4:20 PM
 Subject: NDTV Profit Interview Request

Dear Sir/Ma'am

NDTV Group's business channel, NDTV Profit requests an interview appointment with DDA for their comments on the review of the Master Plan for Delhi - 2021.

We would like to feature DDA's perspective on our real estate program 'The Property Show'. Please find below a weblink of the show for your perusal.

<http://profit.ndtv.com/show/the-property-show>

Our questionnaire will focus on the following points:

- Q1. Major modifications that DDA has proposed to make in the Master Plan 2021 as part of its review.
- Q2. Incentivising redevelopment of trade & shopping centres by awarding enhanced FAR.
- Q3. Developing an influence zone along MRTS & Transport corridors.
- Q4. Mandatory provision of EWS housing/slum rehabilitation in all group housing.
- Q5. Provide additional floor area in residential plot group housing for community needs such as community hall, creche, recreation centre, library, reading room, senior citizen club and society office.
- Q6. DDA's vision for Delhi - A global metropolis... a world class city.
- Q7. Vertical growth - the way forward for Delhi.

In line with our past requests for a brief interaction with DDA, we once again urge you to provide us an opportunity to feature DDA on 'The Property Show'.

We appreciate your time and look forward to a positive response. Thank you.

Regards

Vasudha Sharma
 Reporter - The Property Show
 Anchor - Property: It's Hot
 NDTV Profit
<http://profit.ndtv.com/videos/watch-the-property-show?pfom=home-watch>

9811573502

Have you got an NDTV app? Free downloads for iPhone, iPad, Android, Blackberry & Windows Phone at <http://ndtv.com/apps>

Email secured by Check Point

MOST URGENT

SECOND REMINDER

Director (MPR)

p.s. to monitor

Dy. Dir. (MPR)

urgent pl.

REP 1/11/12

AC (PLG) MPPR

Dairy No. 1552

Date 11/10/12

OFFICE OF THE DIRECTOR
 MPR/IT/2012/DELHI-2
 Dy. Dir. L-199
 25-10-12

25/10/2012

pl. to be kept
 pl. to be kept
 25/10

- Director (MPR)
 - Director (MP)

25/10

DELHI DEVELOPMENT AUTHORITY
Office of Director (Plg.)
MPR & Technical Committee
6th floor; Vikas Minar
New Delhi; Tel.no.23379731

No. F.1(2)2011 /Dir.(Plg)MPR/TC /275

Dt: 25.10.2012

To
Sh. Sunil Kumar
Under Secretary
Ministry of Urban Development, Govt. of India
Nirman Bhawan, New Delhi

Sub: Status on progress made in Review of MPD-2021

Ref : Letter No. K-12011/4/2011-DD.IB dt. 1st October, 2012

Sir

With reference to above DDA has been requested to provide the status note on Review of MPD-2021 and outcome of the workshop held on 24.09.2012.

Undersigned is directed to forward the following:

- i) Updated progress on Review of MPD-2021
- ii) Draft recommendation of the workshop on review of MPD-2021 held on 24.09.2012 along with the programme of the workshop.

Yours' faithfully

Shikha
25/10/12
(Shikha Bhargava)
Asst. Dir (Plg) MPR

Encl as above

Copy with enclosure for information to:

1. OSD to Vice Chairman, DDA
2. Spl. Secy. to LG, Delhi



DELHI DEVELOPMENT AUTHORITY
Office of the Dir (Fig.) MPR & TC
6th floor, Vikas Minar
New Delhi: 110002; Tel.no.- 23379731

No. F.1 (2)11/Dir (Plg) MPR/TC

Dt: 19.10.2012

Subject- Updated progress on Review of MPD-2021

1. MASTER PLAN PROVISION

- MPD-2021 provides for periodic review and monitoring (3 phases upto 2011, 2011-16, 2016-21. The High level committee was set up under the Chairmanship of Hon'ble Lt. Governor, Delhi for periodic review and monitoring. Also, Eleven Management Action Groups are proposed for greater participatory planning.

2. HIGH LEVEL COMMITTEE UNDER LT. GOVERNOR, DELHI

- High Level Committee was constituted under the Chairmanship of Hon'ble Lt. Governor, Delhi in 2008, it comprises of Local Government Department, Private Organizations, Professionals and other Co-opted experts and representatives of Management Action Groups as members.

- The first meeting of the High Level Committee was organized on 08.05.2008 under the Chairmanship of Hon'ble L.G. of Delhi. Further, Advisory Group has been constituted under the Chairmanship of Hon'ble L.G. of Delhi with members from Professionals bodies, GNCTD, DDA etc. Further, seven meetings of the Advisory Groups were organized under the chairmanship of Hon'ble Lt. Governor, Delhi.

3. Apex Committee

- (i) First meeting of the Apex Committee on Review of Master Plan of Delhi-2021 was held on 02.05.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi and the members of the committee. The status report on MPD review was presented by DDA to the committee.
- (ii) Second meeting of the Apex Committee was held on 15.06.2012 and the 23 modifications recommended by DDA were considered and approved with few changes. Based on the approval of MoUD, GoI, Public notice, for inviting objections/ suggestions u/s 11A of DD Act was published on 1st October, 2012 for 22 modifications.

4. MANAGEMENT ACTION GROUPS

Twenty Eight (28) meetings of Management Action Groups are organized. The details of which are given below:

- | | |
|--|--------------|
| - MAG "Enforcement & Monitoring" u/c of V.C., DDA | - 6 meetings |
| - MAG "Common Platform for Building approvals" u/c of E.M., DDA | - 7 meetings |
| - MAG "Environment Planning & Coordination" u/c of Secy. Environment, GNCTD, | - 4 meetings |
| - MAG "Spatial Data & Infrastructure" u/c of Secy. IT, GNCTD, | - 1 meeting |
| - MAG "Slum Rehabilitation & Social-Housing" u/c of Secy. Land & Building, GNCTD | - 1 meeting |

- 158
- 394
- MAG "Delhi Unified Metropolitan Transport Group" u/c of Principal Secretary (Urban Development), GNCTD - 4 meetings
 - MAG "Infrastructure Development Group" u/c of Principal Secy. (UD). - 2 meetings
 - MAG "Heritage Conservation" u/c of Principal Secy. (UD). - 2 meetings
 - MAG "Local Level Participatory Planning" u/c of Principal Secy. (UD). - 1 meeting

The approved minutes of the MAG are placed before the meeting of the Advisory Group for information. Copy of the approved minutes of the Advisory Group and MAG are forwarded to Agencies like MCD, NDMC etc. for necessary action. The inputs, study, etc., received from them are proposed to be placed before the Advisory Groups for further directions.

5. PUBLIC SUGGESTIONS & THEIR CODING/ CLASSIFICATION

- (i) 4294 (including 222 received from NIUA), suggestions have been received from the public, RWA/Organizations etc. All 4294 suggestions have been scanned and placed on DDA website for information of the public. 139 suggestions have been received after 31st May 2012 which will be processed in second phase.
- (ii) Based on the SRS and RFP prepared by TCIL, Systems Deptt. of DDA has awarded the work to NIIT, Delhi for design, development and implementation of website portal and supply of hardware, software and technical manpower. The first stage of development of software is over and data is being uploaded by NIIT Delhi.
- (iii) Ministry of Urban Development, Govt. of India has forwarded about 245 suggestions to NIUA for processing. The officers from DDA and NIUA have prepared a common format for processing of these suggestions. The NIUA will process these, based on meeting held on 06.03.2012 under the Chairmanship of Secretary (UD), Govt. of India. The suggestions forwarded by NIUA have also been uploaded on DDA website.
- (iv) The summarized and classified list of all the suggestions received in DDA was updated on 23.07.2012 (third draft) and the same forwarded to Hon'ble Minister of Urban Development, Govt. of India, Hon'ble Lt. Governor and VC, DDA through mail on 27.07.2012.

6. OPEN HOUSE MEETS

- (i) Six Open House Meets were organized in various districts (zone wise) in Delhi. The entire deliberation of each Open House has been audio- video recorded. A copy of the DVD was also sent to the office of PS to Minister of Urban Development.
- (ii) About 833 individual/ associations and others participated/ registered in these Open House Meets.
- (iii) The Chairman and moderator of each Open House Meets has submitted their Reports, and these reports were presented in a meeting under the Chairmanship of V.C. DDA on 18.07.2012.

7. Processing of Suggestions

- (i) On scrutiny of the suggestions received on Review of MPD-2021, about 840 suggestions have already been considered in the concerned Management Action Groups.
- (ii) About 954 suggestions appears to be about the issues concerning SDMC and are not related to any modification in the MPD-2021. These being forwarded to SDMC for taking necessary action.
- (iii) The area/zone (480)/transport (584) specific suggestions have been forwarded to concerned Planning Units & UTI/PEC respectively for examination.
- (iv) About 330 suggestions are not related any Master Plan modification.

8. Workshop on review of Master Plan for Delhi-2021

A workshop was organized by DDA on 24.09.2012 which was inaugurated by Hon'ble Minister, Urban Development, Govt. of India and Hon'ble Lt. Governor, Delhi was also present. The theme based group discussion session of the workshop was divided into four themes related to MPD-2021. The four theme are as follows:

- Theme I – Urban Form, Heritage & Development Controls
- Theme II – Environment & Physical Infrastructure
- Theme III – Shelter with focus on Redevelopment
- Theme IV – Transport with focus on improved Mobility

The moderators presented the draft recommendations before the delegates during the Joint Drafting Session. These recommendations were summarized and further presented in the Concluding Session under the Chairmanship of Secretary (UD) MoUD, Govt.

The draft recommendations along with additional suggestions/ recommendations are further to be presented in the next meeting of Advisory Group.



392/

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

Subject: Draft recommendations of the Workshop on Review of Master Plan Delhi held on 24th September 2012

Technical Session

The Technical Session was chaired by Dr. Sudhir Krishna, Secretary (UD), MoUD.

Presentations were made by:

1. Prof. Ar. Raj Rewal, Chairman, DUAC on Urban Form, Heritage & Development Controls.
2. Sh. Sanjeev Kumar, Secretary (Environment), GNCTD on Environment and Physical Infrastructure.
3. Prof. P.S.N. Rao, SPA, New Delhi on Shelter with Focus on Redevelopment.
4. Ms. Paromita Roy, Senior Consultant, UTTIPEC, DDA on Transport with focus on Improved Mobility.

It was followed by Theme Based Group Discussions and the Joint Drafting Session. The recommendations that emerged are as under:

Theme -I: Urban Form, Heritage & Development Controls

1. Preparation and Implementation of local area plan based on 3D studies should be time bound with the involvement of professionals and should also address the issues like site specific dev. control norms, specifically FAR parking, etc. the said process to be co-ordinated by DDA.
2. There is general observation regarding the issue of upward rationalization of FAR and to make it site specific with 3D studies.
3. Mix land use provisions should be more people friendly and should address the day to day needs of common men and also should strike the balance with parking provisions at generic level, vehicular movement, pedestrian concerns and safety etc.
4. The definitions given for various use premises in the master plan need to be reframed in order to address the ambiguities.
5. The building bye-laws should be made more people friendly with input from the practicing professionals with use of e-communication to save time.
6. The chapters on heritage and building bye-laws may be revisited in the light of National Monuments Authorities' Act 2010.
7. The regularization of farm-houses can be done with acquisition of land in lieu of penalty for the provisions of road widening, green belts etc. 25% of the land can be contributed by the farm house owners.
8. The GIS maps of the city to be made public to enable professionals for future design exercises.

No additional inputs have been provided on this theme after the workshop.

391/-155

Theme -II : Environment & Physical Infrastructure

1. A Comprehensive Environmental Plan for Delhi should be prepared which should also include the aspects of earth quake zonation, Bio-diversity and Climate change.
2. The approach of linear metabolism to change into circular metabolism i.e. input - output - input, with particular reference to water.
3. While the increased FAR is being talked out, options of vertical greening and vertical farming should also be explored to enable the city to produce its own food.
4. Adequate measures be taken to protect Delhi Ridge, Yamuna flood Plains and large open spaces for ensuring recharge of ground water.
5. Adequate provisions to be provided for scientific collection/loading /treating of all kinds of waste including hazardous and electronic waste.
6. All buildings to be 'green buildings' in future.
7. Partnerships to be worked with electricity supply and other agencies to reduce energy consumption.

Additional inputs provided on this theme after the workshop by

a. Sh. Manu Bhatnagar, Pr. Director, Natural Heritage Division, INTACH

- i. Comprehensive Environmental Plan for Delhi needs to be prepared comprising planning solutions to air quality, wastewater treatment, green cover and carbon sinks, biodiversity and habitats, buffer zones around water bodies.
- ii. Identified groundwater recharge areas in Delhi.
- iii. Decentralized wastewater treatment plants to be provided in landuse planning.
- iv. Forest cover needs to be provided in greenbelt on southwest.
- v. Buffer zones around nallahs and water bodies to be provided in urban extensions.
- vi. Water bodies need scientific management and not engineering management.
E-flow in river needs to be ensured, terrestrial habitat zone of 50m width on each bank of active channel.

b. Sh. A.K. Chawla, Dy. CGM (Civil), Delhi Transport Corporation

- i. Change in landuse of DTC Bus Depot at I.P. Ash Pond on Millennium Park on the land measuring 61.59 acre allotted by IPGCL. Amendments in Zonal Plan 'O' from river and water body/ recreational to public utility service for transport related activities (Bus Parking Depot).
- ii. The minimum size of area for multi-level parking for busses as indicated 1000 sq.m should be replaced by 10,000 sq.m in Master Plan as lot of space is required for provision of ramps, re-fueling facilities, washing platform, underground water tank, effluent treatment plant.
- iii. Conversion of Mehrauli Bus Terminal into recreation park is likely to cause a lot of inconvenience to the public as the terminal serves to a large population of Mehrauli and nearby villages. Thus it shall be continued to be a bus terminal site.

154

390/

- iv. Proposal to allow Rajghat Depot (plot measuring 14 acres earlier utilized for dumping of ash slurry) to be retained as bus depot and necessary change in landuse as 'Transport related activities' at earliest.

Theme-III: Shelter with Focus on Redevelopment

389/2

153

1. On the issue of density it is recommended that the density is proposed in the MPD 2021 are well thought out and are on the lines of the recommendations of the national commission on urbanizations (NCU) which deliberated these issues way back in the year 1988. Therefore it is recommended that Low Rise – High Density be provided for.
2. Although mixed land use has been proposed, it has been observed that the fire implications need to be looked at very carefully. It is recommended that the by-laws related to fire be reworked.
3. It is observed that a large no. of houses are lying vacant therefore it is recommended that vacant houses be put to immediate use by removing the hindrances.
4. The MPD 2021 provides for FAR increase in inverse proportion to plot size. It is recommended that it should be the other way round and larger plot sizes should have higher FAR with reduced ground coverage.
5. There are many urban villages where the extended 'lal dora' has substantial land available for development. It is recommended that specific guidelines should be framed for extended 'lal dora' development.
6. It is recommended that TOD needs to be declared well in advance even before the Metro projects are fully operational so that there is a synergy.
7. Farmhouses have large parcels of land within them and this should be brought under Urban Development particularly for housing.
8. Large Industrial plots should be permitted to be converted to Residential Developments.
9. All Master Plan (MP) roads need to be declared Mixed Land Use.
10. Pooling of Land Should be permitted in both planned and un-planned areas for the purpose of redevelopment.

Additional inputs provided on this theme after the workshop by:

- a. *Sh. Shakti Sinha, CEO, DUSIB.*
 - i. Density: Density proposed in MPD-2021 is well thought out and are on lines of recommendations of the National Commission on Urbanization (NCU). Therefore it is recommended that Low Rise-High Density be provided for.
 - ii. Mixed Land Use: Fire implications need to be looked and recommendation for by-laws related to fire be reworked.
 - iii. Vacant houses be put to immediate use by removing the hindrances

- iv. Larger plot size should have higher FAR with reduced Ground Coverage.
- v. Specific guidelines should be framed for extended "Lal Dora" development.
- vi. TOD needs to be declared well in advance even before the Metro Projects are fully operational so that there is synergy.
- vii. Farmhouses have large parcel of land, this should be brought under urban development particularly for housing.
- viii. Large Industrial plots should be permitted to be converted to Residential developments.
- ix. All Master Plan roads need to be declared Mixed Land use.
- x. Pooling of Land should be permitted in both planned and unplanned area for the purpose of redevelopment.

Theme IV: Transport with Focus on Improved Mobility

1. TOD Plans to be Area specific
2. Discourage car policy to be looked at clearly
3. Comprehensive multimodal planning required.
4. Accessibility to be priced.
5. Station Parking norms to be evaluated.
6. Road Safety Audits required.
7. Car pooling to be encouraged.
8. Share of Public Transport should be increased to 60-70%
9. Traffic Management Plans must be prepared for all areas
10. 3Ms of TOD – Mix of uses, magnitude of development & Multimodal-integration.
11. Road safety for all users including the elderly, pedestrians and cyclists essential to make the city equitable.
12. IRC 103 is a welcome policy guidance that must be followed to provide basic amenities to all users.
13. Comprehensive Mobility Plans must be prepared for all areas to actually deliver Multimodal integration.
14. Cycling Master Plan must be integrated within the Transport Plans.
15. BRT must be delivered far greater capacity
16. 'Zero emission' must be a goal for the city.
17. Landuse and transportation integration must be a key part of the transport policy.
18. Public Transport Accessibility and trip generation calculations should be used as a tool for planning development.
19. Transport policy must linked with the city energy policy and identify benefits.
20. Densification and development of key areas with the right mix of uses for the benefit of all sections.
21. Signal free (flyovers) corridors are a menace for Public Transport.
22. Accessibility w.r.t. distance and time
23. Mixed use to be there at Station Parking.
24. Policy for maintenance required.
25. Comprehensive transport planning and mixed use is required for EWS.

150 386/2
26. Short distance trips and reducing need to travel should be incorporated into the policy.

27. Densification is not just about FAR.

Additional inputs provided on this theme after the workshop by:

a. *Prof. P.K. Sarkar, School of Planning and Architecture, New Delhi.*

- i. For BRT system to be introduced in Delhi, it needs to be planned and designed on elevated section of road of the present road network system for efficient operation of BRT movement.
- ii. The existing roads are over saturated so it would not be judicious to take away two lanes or more from existing road system.



DELHI DEVELOPMENT AUTHORITY
Workshop on Review of Master Plan for Delhi - 2021

Programme: 24th September 2012
Venue: Stein Hall, India Habitat Centre

9:00 - 9:30 AM	Registration
9:30 - 10:30 AM	Inaugural Session
	Arrival of the Chief Guest - Hon'ble Minister of Urban Development, GoI
	Welcome of Dignitaries with flowers
	Welcome address by Vice-Chairman, DDA
	Address to the Delegates by
	- Chief Secretary, Delhi
	- Hon'ble Lt. Governor, Delhi/ Chairman DDA
	Inaugural address by Hon'ble Minister of Urban Development, GoI
	Vote of Thanks by Commissioner (Plg) II, DDA
10:30 - 10:45 AM	High Tea
10:45 - 11:35 AM	Technical Session
	Welcome of Delegates and Overview on Review of MPD-2021 by Commissioner (Plg) II, DDA
	Presentation by Moderators:
	- Urban Form, Heritage and Development Controls Chairman DUAC
	- Environment and Physical Infrastructure Secretary (Environment), GNCTD
	- Shelter with focus on Redevelopment Prof. P. S. N. Rao, Head of Deptt. (Housing), SPA Delhi
	- Transport with focus on Improved Mobility - Ms. Paromita Roy, Senior Consultant (UTTIPEC), DDA
	Vote of Thanks
11:35 - 11:45 AM	Break for Separate Group Discussions
11:45 - 12:25 PM	THEME BASED GROUP DISCUSSIONS
	Group I : Urban Form, Heritage and Development Controls
	Group II : Environment and Physical Infrastructure
	Presentation by Director (Landscape), DDA
	Group III : Shelter with focus on Redevelopment
	Group IV : Transport with focus on improved Mobility
12:25 - 12:35 PM	Break for Open House Session
12:35 - 01:15 PM	JOINT DRAFTING SESSION
	Presentation of Theme Based Group Reports by Chairman / Moderator
	Open House Discussion
	Finalization of the Joint report
01:15 - 01:45 PM	CONCLUDING SESSION
	Welcome of Dignitaries
	Presentation of Final Report
	Valedictory Address
01:45 PM onwards	Lunch