



DELHI DEVELOPMENT AUTHORITY
Office of the Addl. Commissioner (Plg.) MPPR
12th Floor, Vikas Minar, New Delhi – 110002
Phone No. (011)23378518

No. F.1 (52)2012/Dir (Plg.)MPR/TC/

Date: 28th May, 2012

Subject: Minutes of the Sixth Meeting of the Advisory Group on Review of MPD-2021 held on 27.04.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The sixth meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 27.04.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl: as above

Rak 28/5/2012
(S.P.Pathak)
Addl. Commissioner (Plg.)MPPR
Member Secretary

Copy to:

- | | |
|---|---------------|
| 1. Hon'ble Lt.Governor. Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture, New Delhi | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman, Delhi Urban Arts Commission (DUAC). | Member |
| 9. Director General, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |

Co-opted Members

1. Principal Secretary (Urban Development), Govt. of NCT of Delhi
2. Commissioner, MCD.
3. Chairperson, NDMC
4. Jt. Secretary (DL) MOUD, GOI.
5. Member- Secretary, NCR Planning Board
6. Commissioner (Planning) I, DDA & Commissioner (Planning) II, DDA

Special Invitee

1. Engineer Member, DDA, Chairman of MAG on "Common Platform for Building Approvals".
2. Secretary (Environment), GNCTD, Chairman of MAG on "Environment Planning & Co-ordination".
3. Secretary (L&B), GNCTD, Chairman of MAG on "Slum Rehabilitation and Social Housing".
4. Sh. E.F.N.Reberio, Advisor (LAP) MCD
5. President IIA, Northern Chapter
6. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA

7. Ms. Romi Roy, Senior Consultant, UTTIPEC
8. Ms. Swati Ramanathan, Co-founder, JCCD.
9. Sh. S. B. Khodankar, Director (Plg.) MP, DDA
10. Mrs. I. P. Parate, Director (Plg) MPR & TC, DDA

Special Invitee for study on Land pooling by NCAER

1. Finance Member, DDA
2. Chief Accounts Officer, DDA
3. Director (Land Costing), DDA



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The sixth meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 27.04.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The List of Members / Participants is enclosed (Appendix-A).

Hon'ble Lt. Governor, Delhi welcomed the members and the special invitees to the sixth meeting of the Group and asked to present the items as per agenda.

2. Confirmation of the minutes of the fourth meeting of Advisory Group held on 23.02.2012

The minutes, which could not be circulated prior to the meeting and were circulated during the 5th meeting. As decided the draft minutes were submitted for formal approval of the Chairman in file. Hon'ble L.G. requested Members to give suggestions if any.

- i) Chief Town Planner MCD suggested regarding amalgamation of plot. It was opined that this is a suggestion, and may be discussed in draft policy in MAG first and no modifications are needed in the minutes.
- ii) Additional Commissioner (MCD) suggested modification in para 10.2, regarding control of building Activity by MCD in unauthorized colonies. He suggested for inclusion of GNCTD also.

Hon'ble L.G. mentioned that control on unauthorized construction in the colonies, and implementation of Building Bye-laws is responsibility of local body- MCD. Any unauthorised construction obstructing the infrastructure activity will be at the owners risk with no liability on MCD.

Chairman DUAC observed that easy access / movement of fire tenders in unauthorised colonies should be ensured. Hon'ble L.G. stated that this should be taken care by MCD while approving layout plans. He suggested that SPA should take up the field studies for unauthorised colonies.

Action: MCD

Prof. Neelima Risbud, Dean SPA agreed for the study and informed that similar project has been undertaken for Ludhiana city.

Action: SPA, New Delhi

Hon'ble L.G. informed about the large number of unsafe buildings in Delhi, and need for retrofitting work for these buildings. He suggested that DDA may have a separate division (retrofitting Division) for these building with members from SPA & IBC.

Sr. Consultants UTTIPEC stated that some NGO- Architecture firms working on this should also be made part of the group.

Hon'ble L.G. asked to fix a meeting with SPA, DDA, IBC & Pvt. Consultants.

Action: E.M. DDA

As no further suggestions were received, the minutes of the 4th meeting were approved and confirmed.

3. Confirmation of the minutes of the fifth meeting of Advisory Group held on 21.03.2012.

Minutes of the 5th meeting of Advisory Group held on 21.3.12, which could not be circulated were laid on the table during the 6th meeting.

Since there were no other suggestions, the minutes were confirmed.

4. Brief Presentation on schedule of Six Open House Meets for Review of MPD-2021

Additional Commissioner, MPPR, DDA presented schedule of open house meets and explained the names of Chairman, key professionals / moderators, their role, venue and dates. It was informed that all the venues are easily accessible from metro stations. Six Open House meets would be organised till 29/05/2012.

As per advertisement issued by MoUD, the suggestions received till 30/04/2012 will be considered for review of MPD-2021. It was decided that in view of Open House meets, the suggestions received till 31/05/2012 will be considered for review of MPD-2021. Hon'ble L.G. appreciated the efforts made and suggested minor modification in the advertisement.

Action: Dir (Plg)MPR, DDA

5. Action Taken note of minutes of the meeting of Advisory group held on 21.03.2012

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- i) Presentation on Environment aspects by Secy. (Environment), GNCTD**
 - a) Management of Solid / Hazardous Waste:**

Additional Commissioner, MCD informed about utilization of existing sanitary landfill site for hazardous waste and joint exercise with officers of MCD, Environment Deptt., GNCTD and Planning Deptt, DDA being initiated for identification of new sites.

Secretary (Environment), GNCTD stated that new technology of waste to energy is being adopted as city is unable to cater the large scale garbage.

Hon'ble LG suggested that a joint committee lead by MCD, Environment Department, GNCTD & DDA (LM & Planning) should examine this issue for reuse & recycling of waste. He drew attention to the experience of NGOs run by Sh. Manek Thapar on eco-waste which is collecting unsegregated waste house to house in Noida. He further informed that a Master Plan has been prepared on "Solid Waste Management" in 2007 by MCD. He further stressed in future land should only be identified for handling/ processing of Municipal Waste on the basis of new technology and not for landfill/ hazardous waste site. Additional Commissioner, MCD was requested to take necessary action by Hon'ble LG.

Action: MCD

Commissioner (Plg.) II informed that Bhatti Mines was identified as one of the Landfill site by MCD but due to Environmental implications i.e. likely contamination to the ground water table, the site was not found favourable.

Chairperson, NDMC informed that residence of the colonies don't allow the decomposing pits inside the park because of foul smell, for which Hon'ble LG suggested that spray should be used for odour removal.

Chairman DUAC felt that improvement is required while transporting the waste by road to the garbage bins by covering the vehicles. Senior Consultant UTTIPEC, DDA suggested that every TOD should have one waste management facility and local handling of waste should be non-motorised system preferably Economic Model of waste and preferably on PPP model.

Additional Commissioner, MCD informed about Narela Bawana land fill site where there was difficulty in segregation of waste once it is compacted and compressed. He suggested that segregation should be done at source level only. Advisor & Consultant, NPIIC, DDA informed about the Ghantaghari Concept of Nasik where collection of waste is done from door to door and is very successful.

Hon'ble LG suggested Addl. Commissioner, MCD , Advsiior & Consultant, NPIIC, DDA and Senior consultant UTTIPEC, to do the study in this regard.

Action: MCD

6. Study on evaluation of different models of Land Pooling in Delhi

9 Addl. Comm (Plg) MPPR, DDA informed that as decided, the presentation was forwarded to all the members for their suggestion. No suggestions have been received.

DG, NCAER informed that the meeting on Land Pooling has already been held with Chairman DUAC and the Draft Report has been forwarded by DDA to all the members for their suggestions/ observations.

Advisor & Consultant, NPIIC, DDA observed that the cost of raw land and EDC taken for the study is on the lower side than the prevailing rates. Commissioner (Plg) II, DDA also observed that the allocation of land for facilities/ public utilities at city level/ zonal level and local area level needs to be reviewed.

It was decided that, the findings of the report are to be presented to Chairman, DUAC in a small group with follow-up Actions/ observations on the report. VC, DDA desired that NCAER may also take-up the work of follow-up Actions required in terms of preparing guidelines, institutional structure to development and amendment in DD Act etc. principal Secretary (UD), GNCTD of Delhi along with chairman DUAC, Adviser, NPIIC, Ms. Romi Roy to work on this, based on experiences of other states. It was decided that the Final study Report be submitted after reworking of the costs etc and need not be placed in the next Advisory Group meeting. It was further suggested that Director, NIUA be nominated as one of the member of the committee.

Action: NCAER

7. Action taken note of minutes of the Management Action Groups

i) MAG on "Slum rehabilitation and Social Housing".

Addl. Comm (Plg) MPPR, DDA informed that following issues were discussed-

- Rental housing to be incorporated
- Provision of IS 8888 code for EWS housing
- Increasing the commercial component in in-situ development to make it remunerative.

Prof. Neelima Risbud, SPA member of the group informed that rental housing is one of the options for increasing the housing stock of the city. Rental housing for all types of income group can be incorporated in MPD-2021 for which the limit of minimum plinth area of 25 sqm needs to be relaxed. MPD-2021 may provide different set of development control norms for rental housing.

Chairman DUAC gave the example of CIDCO where 500 units were built for low cost housing in Mumbai, out of which few were given on rent basis for EWS (G+3) with two rooms and kitchen. He mentioned that there was problem in the maintenance and recovery of rents of those flats.

Hon'ble LG suggested for discussion to be done with DUAC for more clarity.

Action: Secy. (L&B), GNCTD

ii) MAG on "Environment Planning & Co-ordination"

Chairman of the group, Secretary (Environment), GNCTD informed that chapter of Environment in the Master Plan is being revisited and will be discussed in the next MAG. He further stated that the boundary of southern ridge is being finalised based on the

notifications and Khasra number of villages which will take about two months and will be presented in the Advisory Group.

Hon'ble L.G. suggested that there should be rational solution for fixing the boundaries and the view to be taken for considering the natural features as the boundary and if required survey should also be taken in view of finalising the boundary.

Action: Secy. (Environment), GNCTD

iii) MAG on "Common Platform for Building Approvals"

Addl. Comm. (Plg) MPPR, DDA presented following modifications recommended by the MAG -

Proposed Modifications in MPD-2021 as per the Minutes of the Meetings of Management Action Group on "Common Platform for Building Approvals"

PROVISIONS AS PER MPD-2021				
4.4.3 Control for Building/ building within residential premises				
A. Residential Plot-Plotted Housing				
	Area of Plot(Sq.m)	Max Ground Coverage %	FAR	No. of DUs
1.	Below 32	90	350	3
2.	Above 32 to 50	90	350	3
3.	Above 50 to 100	90	350	4
4.	Above 100 to 250	75	300	4
5.	Above 250 to 750	75	225	6
6.	Above 750 to 1000	50	150	9
7.	Above 1000 to 1500	40	120	9
8.	Above 1500 to 2250	40	120	12
9.	Above 2250 to 3000	40	120	15
10.	Above 3000 to 3750	40	120	18
11.	Above 3750		120	21

PROPOSED MODIFICATIONS IN MPD-2021				
	Area of Plot(Sq.m)	Max Ground Coverage %	FAR	No. of DUs
1.	Below 50	90	350	3
2.	Above 50 to 100	90	350	4
3.	Above 100 to 250	90	300	4
4.	Above 250 to 750	75	225	6
5.	Above 750 to 1000	75	150	9
6.	Above 1000 to 1500	50	120	9
7.	Above 1500 to 2250	40	120	12
8.	Above 2250 to 3000	40	120	15
9.	Above 3000 to 3750	40	120	18
10.	Above 3750	40	120	21

(b) 5.0 Trade & Commerce
Table 5.4

Following para to be added in Table 5.4, *"in case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR,* under para (a) (i) (iv) & (v) after "Maximum 10% ground coverage shall be allowed for providing atrium".

Chairman DUAC stated that FAR for the residential plotted housing to be more realistic and the bigger plots with more than 3000 sq. mts. area may be permitted FAR of Group Housing.

Commissioner (Plg.) II, DDA informed that such large plots are located mostly in the Lutyens' Bungalow Zone, Civil Lines and in other restricted areas earmarked for lower FAR, therefore, higher FAR could not be given on these plot sizes. The other areas, local body as part of modifications in the layout plan, can permit Group Housing on residential plots, based on the availability of infrastructure.

The Group agreed for the above modifications and recommended for further processing by placing before the Authority for consideration.

Action: Director (MP) DDA

8. Any Other Item

i) Chairman DUAC informed that extra incentives should be given in terms of higher FAR in case of Green Buildings. Hon'ble L.G. suggested that the suitable modifications in MPD-2021 / Building Bye laws may be discussed in MAG and brought before Advisory Group.

Action: Director (MPR) DDA

ii) The News Paper clipping regarding Parking was discussed. In some countries, before buying the car, area for parking is identified. Hon'ble L.G. gave the example of Bangkok where the parking is provided under Stilts.

iii) Commissioner (Plg.) II, DDA explained that Draft **"Regulations/Guidelines for Redevelopment of Influence Zone along MRTS & Major Transport Corridor, Underutilized / Low-Density Areas, Special Area, Resettlement Colonies, Villages, Unauthorized Colonies & JJ Clusters"** are approved by Authority and also seen by Secy. (UD), MoUD and are to be referred to MoUD, GOI for approval and finally notified, after these are formally approved by Hon'ble LG/ Chairman DDA. The proposed draft guidelines are as per MPD-2021 and would benefit number of Govt. Schemes which have low density.

Sr. Consultant, UTTIPEC informed that a detailed exercise is being undertaken by UTTIPEC on TOD. Hon'ble LG requested Chairman DUAC, Planning officers from DDA and Sr. Consultant, UTTIPEC to discuss the details of draft TOD guidelines. It was decided that draft

TOD guidelines which are yet to be finalised be dealt separately and not to be linked with the already processed guidelines for redevelopment as per the provisions of MPD-2021.

Action: Director (MP) DDA
Sr. Consultant, UTTIPEC

iii) Hon'ble L.G. stated that the draft policy on Farmhouse is under process of discussions and further suggested that DDA to circulate the draft policy on Farmhouses which was placed before the Authority to the members of the Advisory Group to give their feedback and observations.

Action: Director (MP) DDA

The DDA officers would be busy in organising the six Open House meets, processing suggestions received and coordinating for finalising the reports by Moderators for Review of MPD-2021. Thus, it was decided that next meeting of Advisory Group may be organised on a suitable date in middle of July, 2012.

The meeting concluded with vote of thanks to the Chair.


(S.P. Pathak)
Addl. Commissioner (Plg.) MPPR
Member Secretary Advisory Group

Copy to:

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

Appendix-A

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Shri G.S. Patnaik – Vice Chairman, DDA
3. Shri Ashok Khurana, Enginner Member, DDA
4. Shri. R. Chander Mohan, Principal Secretary (Urban Development), GNCTD
5. Shri Keshav Chandra, Secy. (Environment), GNCTD
6. Dr. Shekhar Shah, D.G., NCAER
7. Smt. Archana Arora, Chairperson, NDMC
8. Shri Manish Gupta, Additional Commissioner, MCD
9. Smt. Naini Jayaseelan, Member Secretary, NCRPB
10. Shri Raj Rewal, Chairman, DUAC
11. Shri Chetan Vaidya, Director NIUA
12. Shri Vijay Garg, Hon- Treasurer, IIA
13. Shri R.C. Kinger, E.D., IBC
14. Shri Manu Bhatnagar, INTACH
15. Prof. Ashok Kumar representing ITPI
16. Prof. Neelima Risbud, Dean of Studies, SPA
17. Shri Ashok Kumar, Commissioner (Plg.)I, DDA
18. Shri S.P. Bansal, Commissioner (Plg.) II, DDA
19. Shri Shamsher Singh, Chief Town planner, MCD
20. Shri Vijay Risbud, Advisor & Consultant, NPIIC, DDA
21. Ms. Paromita Roy, Sr. Consultant, UTTIPEC, DDA
22. Shri S.P.Pathak, Addl. Comm. (Plg.)MPPR, DDA
23. Shri Rajeev Sood, Deputy Chief Architect, NDMC
24. Shri Rajeev Gupta, Architect, NDMC

Others

1. Shri S.N. Misra, Special Secretary cum Pvt. Secretary to Lieutenant Governor
2. Shri S. Bhide, NCAER
3. Shri D.B. Gupta, NCAER
4. Shri D.V. Sethi, NCAER
5. Shri S.B. Khodankar, Director (Plg.)MP, DDA
6. Smt. I.P. Parate, Director (Plg.)MPR, DDA
7. Dr. Anil Kumar, Director (Environment), GNCTD
8. Sh. Kamal Joshi, Director (LC), DDA