

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 28.02.2023 at 4.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Subhasish Panda

MEMBERS

1. Shri Vijay Kumar Singh
Finance Member, DDA
2. Shri D C Goel
Engineer Member, DDA
3. Shri Vijender Gupta, MLA
4. Shri Somnath Bharti, MLA
5. O. P Sharma, MLA
6. Shri Gyanesh Bharti
Commissioner, Municipal Corporation of Delhi

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Coordination & Hort.), DDA
3. Shri Chittaranjan Dash
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG), DDA
4. Shri Ravi Shankar
Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY), DDA

5. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD

LT. GOVERNOR SECRETARIAT

1. Shri Chandra Bhushan Kumar
Pr. Secretary to Lt. Governor, Delhi
2. Shri Surendra Singh
Secretary to Lt. Governor, Delhi
3. Ms. Harleen Kaur
Special Secretary to Lt. Governor, Delhi
4. Shri Anoop Thakur
PS to Lt. Governor, Delhi
5. Shri Abhijeet Rai
Press Secretary to Lt. Governor, Delhi

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

At the outset, Commissioner-cum-Secretary, DDA submitted that since time for the meeting of the Authority was short, the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 16.11.2022 would be placed before the Authority in its next meeting, which is likely to be held shortly.

Item No. 01/2023

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 16.11.2022 at Raj Niwas.
F.2(06)2022/MC/DDA**

Minutes of the meeting of the Delhi Development Authority held on 16.11.2022 were confirmed as circulated.


Item No. 02/2023

**Draft Master Plan for Delhi-2041
F.No.18 (15)/2021-MP**

Commissioner (Planning)-I made a detailed presentation on the draft Master Plan for Delhi-2041 based on the recommendations of Board of Enquiry and Hearing (BoEH) and various other discussions.

After detailed deliberations including input from all members and special invitees present during the meeting, it was decided to incorporate the following:

1. To bring flexibility in implementation of land policy, the Development Control Norms (DCN) and Additional Development Control Norms to be made as part of regulations under Section 57 of DD Act. Accordingly, 'DEV1' to be modified. MPD-2021 provisions will continue till regulations are formulated. Land Pooling regulations to be prepared simultaneously and to be placed before the Authority.
2. The DCN of In-situ Slum Rehabilitation / Relocation to be replaced in the Master Plan document as per the approval given by MoHUA vide letter no. K-12011/2/2023-DD-I dated 23.02.2023.
3. The development control norms for 'data centre' to be formulated and made part of the Master Plan document. Data centre to be also permitted in PSP use zone. The size of data centres to be reduced to minimum 1000 sqm. to facilitate such centres.
4. The definition of eco-sensitive structures (to be replaced with ecologically sensitive areas) and building footprint as mentioned in various chapters to be clearly defined. In MPD, the word "Plan" in general, refers to a Master Plan that would need to be mentioned.
5. Senior Secondary schools allotted on minimum 13 m wide road shall be eligible for availing FAR as prescribed in MPD-2041.
6. As per Table 10.59, in DCNs for education facilities, the minimum ROW for residential schools is to be reduced from 24 m to 18 m.
7. In Green Development Area (GDA) policy, the green rating to be made mandatory in Grade-2 development.
8. As per Table 8.2a of Green Development Area, under minimum access road, in Grade-2 and Grade-3, "of a continuous length equivalent to 10% of the perimeter of the plot or 25 m, whichever is more", is to be deleted.
9. In GDA Chapter (DEV-2), Clause 8.2.5, point number (iii), "with respect to the pooling process" has to be deleted.
10. In order to provide accessibility to the plots and also the construction of zonal and master plan roads, the following clause need to be incorporated:-
"DDA shall facilitate availability of consolidated land for development of continuous master plan/ zonal plan roads and any other important road. In



this case, the land owner shall mandatorily contribute land for roads/ road widening free of cost as laid down in the regulations.”

11. In Table 8.2a, in grade 2 activities permitted, the word “ and allied activities such as vocational training, skill centre, coaching etc.” be added with education facility.
12. In Table 8.2a, in grade 3 activities permitted, the activities mandi, wholesale market, truck parking, bus parking shall be permitted only in peripheral green belt villages.
13. In Mixed use provisions, “physiotherapy” be also included in ‘Professional Activity’.
14. To improve the monitoring mechanism, the frequency of bus routes shall be rationalised and reviewed regularly.
15. It was pointed out that the list enclosed in the Annexures may not be treated as exhaustive and provisioning should be made to make suitable additions/alterations to the list as per the approval of Government of India.
16. The charges collected in denotified areas through purchasable FAR, including additional FAR, regeneration FAR, TOD charges and any other such charges levied from time to time shall be deposited in an escrow account maintained by DDA, 50% of which will be shared by DDA with the local body. The detailed process shall be notified separately.
17. It was pointed out that the proposed “Drainage Master Plan for Delhi” as prepared by I&FC Department has been rejected by the Govt. of Delhi. The revised service plan is under preparation and the same shall be sent to DDA for incorporation in the Plan.
18. To facilitate provision of public utilities such as STPs, SWMs, WTPs, electric sub-station, gas sub-station, OFC etc., only plots larger than 5000 sqm. should be processed for change of land use.
19. Purchasable FAR to be allowed along the identified areas earmarked in the form of corridor along major transport corridors, including metro/RRTS stations. Minimum plot size for availing premium FAR in corridors along major transport corridors shall be minimum 4000 sqm and at metro/RRTS stations the minimum plot size to be 3000 sqm due to scarcity of land at such locations. The technical parameters shall be framed and incorporated in the regulations to identify transport corridor where premium FAR is permissible.

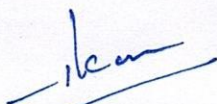
20. Provision @ 5% of parking area shall be earmarked for Electric Vehicle Charging Station (EVCS) in the existing buildings where public parking is more than 50 vehicles.
21. The FAR of Convenient Shopping Centre and Local Shopping Centre will be 150, Community Centre 175 and District Centre 200.
22. In Table 10.33, permissible uses for use conversion in Planned Industrial Areas, applicable FAR for Group Housing to be 300. In * below Table 10.33, the following may be corrected as "The applicable FAR shall be that of industrial or converted use, whichever is lesser, except Group Housing and Data Centre". Under the heading "other controls", clause viii) and x) to be deleted.
23. Under the table 10.89- Permissible Commercial activities on Notified Streets- it was decided to delete the words 'without cooking facilities' after the word 'Cafe'.
24. It was further pointed out that there are certain discrepancies or deletions required which needs to be rectified in the Draft Plan, which are as under:
 - a. In clause 10.1.4 under 'Notes' para iv, the land surrendered by industrial units has been mentioned as "Recreational Use zone" the word "Recreational use zone" to be replaced as "green areas".
 - b. Notes of Table 10.39(i) and 10.40(i), to be suitably modified stating that the necessary clearances to be taken from all statutory bodies and concerned agencies as applicable. Further under Table 10.40 **the word "No" to be replaced by "Restricted".
 - c. Since the height of structures permitted in Amusement Regional Park is 12.0m, therefore, in District Parks and City Parks also height of structures should be kept 12.0m.
 - d. The words "Act and manuals" to be removed from the Note of all 'Permissible Activities' under the Table 10.40 of various use premises.
 - e. The Development Control Norms(DCN) table of Medical College, Veterinary Institute & Nursing & Paramedics Institute in Table 10.56 requires formatting.
 - f. In Clause v) of Other controls under Table 10.7: DCN for residential plot. In case of plotted housing in respect of height, clarity is required regarding number of floors. It shall be written as 15m height without stilt parking (G+3 upper storey) and for 17.5 m height with stilt parking (stilt + 4 upper storey).

- g. In other controls of Group Housing below Table 10.6, Clause (iii) to be modified as “additional floor area of 400 sqm. or at the rate of 5% of permissible FAR, whichever is higher shall be allowed”. This modification has to be made throughout the document wherever such a clause is mentioned.

The following typographical errors to be removed:

- i. The numbering in Residential Regeneration Area chapter clause to be numbered as i) & ii) in clause 8.4.3 B.1(a).
- ii. Rephrasing of the clause 10.1.4 note para (v), be rewritten as, *“Development of privately-owned land pockets in Delhi that have remained unplanned, within planned areas shall be governed as per the Regulations for enabling the Planned Development of Privately-owned lands.”*
- iii. In clause 10.1.6 (xiv), – The word ‘MPD’ to be added after the word ‘UBBL’, as the layout plans are prepared in accordance with Master Plan provisions.
- iv. In clause 10.1.6 (xix), the sentence is incomplete and the clause to start with “In case of villages falling in Land pooling,.....”.
- v. In clause 10.2.1, Other Controls of Table 10.6, v(b) to be modified as *“EWS can be developed by DE at the respective group housing site or an alternate site owned by the DE, within the same/adjacent zone” or as per regulations to be formulated, the details are as follows:”*
- vi. Other Controls para (iv) under Table 10.7 to be replaced with Clause 10.1.6 (x), with the words ‘building regulations’ to be replaced with the words ‘Development Control Norms’.
- vii. In Table 10.9, under sub clause, “other controls” para (iii) caretaker’s office be deleted, as caretaker office is a security office and is free from FAR.
- viii. In clause 10.2.2 (i) para d (v) to be modified to the extent that the parking charges shall be paid as prescribed with the approval of the concerned agencies. All such other clauses shall be modified to such extent. Further in the para (vi) the word “MTAs” and “reviewed and” to be deleted from the clause.
- ix. Under Table 10.49, Parking provisions, the following corrections to be made:
 - a) Under use premise; “Plotted housing”- the word ‘coverage’ to be deleted as parking is calculated on FAR area.

- b) Under use premise, "In slum rehabilitation scheme" - slight modification stating Parking for rehabilitation component @0.5 ECS per 100 sqm of FAR area.
 - c) Under use premise, "Early Learning Centre"- to be in sync with parking provisions made for School Type I, i.e., MLCP and metro deductions shall not be permitted.
 - d) Under use premise, "Hospital" parking MLCP deduction to be permitted.
 - e) Under use premise, Other PSP facility (type-II) working women-men hostel, adult education centre to have 1.8 ECS/ 100 sqm. of FAR area. In other PSP facility (Type-II), metro deduction and MLP deduction to be permitted.
 - f) Under use premise, "Integrated Freight Complex" and Warehousing schemes - Metro and MLCP deduction to be provided.
 - g) Under use premise, "City multipurpose ground, District multipurpose ground"- 50% of the parking area shall be kept as soft parking. Accordingly, the clauses have to be amended.
 - h) Parking norms for Standalone cinema to be provided @3ECS per 100 sqm. of FAR area with Metro and MLCP deduction as that is in line with the parking provisions of Community Centres and District Centres where cinema halls is also a permissible activity.
 - i) The clause w.r.t. PTAL assessment and PTAL deductions to be deleted.
 - j) Other activity constitutes 'public and semi-public activities' as referred in MPD-2021 to be incorporated.
- x. In Clause (vii) under other controls of Table 10.43 the phrase 'property development by Metro Rail/RRTS & HSR shall not be permitted in ridge, regional park, zone O & O(R)' to be added. Exclusion should also include LBZ and Heritage Zones.
- xi. Under Clause 10.2.5 Para (vii) additional clause to be added, "Parking for property development to be provided @ 3 ECs /100 sqm. An extra ground coverage of 20% shall be permissible for construction of multilevel parking without any commercial component".



- xii. In residential areas, for professional activities, the Clause regarding "Not more than 9 employees" should be deleted. The number of workers to be governed by prevailing labour laws.
 - xiii. Under 24 categories of small shops having an area of 20 sqm. permitted in residential premises, under small shops of meat, no slaughtering will be allowed.
 - xiv. Under the category of small bedded hospital, the number of beds shall be reduced to 20 beds instead of 50.
 - xv. The word 'Public Utility/utilities' has to be replaced with the word 'Utility/utilities'.
 - xvi. In Clause 10.2.5. (vii) (a), the phrase 'subject to approval from the Technical Committee of DDA' to be deleted.
 - xvii. In clause 6.2.1 the word 'Public Utility' to be modified as 'public convenience'.
 - xviii. City level population of 20 lacs needs to be deleted.
25. Charging stations should not be allowed along the RoW and be allowed in Parking areas.
26. In Clause 10.2.19(vi)(f)(iv), the word 'GNCTD' to be replaced by the word 'Central Government'.
27. All plots which are within 30m distance of a 6m RoW road, this distance may be increased to 45m in case fire hydrant sumps are made available at every 15m, excluding drains / open drains, for access of fire-tenders during emergencies, subject to NOC from the DFS.
- 27(A) The Authority is cognizant of the ground realities which suggest/inform that a large number of Unauthorised colonies may not be able to avail the proposed relaxation owing to much narrower lanes and therefore the Authority recommends that all concerned agencies including Fire, Water, Sanitation, Disaster Management etc. must explore newer technologies like drones driven intervention, AI enabled systems to facilitate inclusion of Unauthorised colonies in larger public interest.
- 27(B) DDA may like to consult with the Fire Department for determining norms to include those colonies which may not be covered in these relaxations.

28. In case of fire provisions on 4.5 m road are made in the unauthorised colony and clearance is given by DFS, RNP can be prepared for plots on RoW of 4.5m.
29. In clause 8.8.3 of Regeneration of unplanned area, the RNP shall be binding for the reconstruction of building and implementation of any regeneration scheme.
30. In clause 10.2.2 - Provision for shop plots/ shop cum residence plot in clause d(v) an addition be made that " 100% of the charges paid for parking shall mandatorily be utilised for construction of parking by the local body ".
31. Development Control Norms for recreational
 - I. Under table 10.42, Development Control Norms for recreational, the following is decided:
 - a. The size of District Park will be minimum 10.0 Ha.
 - b. In the other controls in various categories of Parks, the word "whichever is less" be deleted.
 - II. In cases of parks of National importance specific Development Control Norms on case to case basis shall be formulated with the approval of the Authority.

The Authority approved the draft Master Plan for Delhi-2041 and also authorized the Vice Chairman, DDA to incorporate changes arising out of inconsistencies in drafting and of consequential nature and forward them to the Ministry of Housing and Urban Affairs.

Item No. 03/2023

**Resolution of the issues arisen in the cases of eligible beneficiaries of In-situ Slum Rehabilitation Projects while issuing eligibility / allotment letters.
F/1SR/0012/2020/PMAY/-O/o DD(PMAY-II)**

The proposal contained in the agenda item was approved.

Item No. 04/2023

**Policy for Slum and JJ clusters.
File No.PLG/MP/0005/2020/F-3**

The proposal contained in the agenda item was approved. Public notice for inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

'Other Points' raised by the Hon'ble Members of the Authority

Shri Vijender Gupta

1. Timelines should be fixed for completion of large DDA projects which are important for the development of Delhi. The sports complex under construction at Sector-33, Rohini should be inaugurated in January, 2024. Timelines for inauguration of other sports complexes under construction should also be fixed.
2. All encroachments along the right of way, including religious structures should be removed.
3. A policy should be framed for management of stray cattle.

Shri Somnath Bharti

1. No further unauthorized construction should be allowed.
2. Policy be framed for dealing with construction that have come up within 100 metres of protected monuments.

Shri O P Sharma

1. DDA roads and parks which require maintenance should be repaired on priority.
2. Encroachments from ROW of Shanti Swaroop Bhatnagar Marg should be removed on priority.
3. Development of greens by DDA should be publicised in the media.
4. Suitable action should be taken by DDA since the ownership documents for the property demolished by DDA at Welcome Colony have now been made available.
5. Vacant land near Karkardooma should be allotted before it gets encroached.
6. DDA to provide a list of villages/ colonies falling in Zone O and O(R).

Hon'ble Lt. Governor thanked all the Members, Special Invitees and senior officers for participating in the meeting.

The meeting ended with a vote of thanks to the Chair.
