

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of Delhi Development Authority held on 11th April, 2022 at 11.00 a.m. through video conferencing.

Following were present:

PRESIDENT

1. Shri Anil Baijal
Lt. Governor, Delhi/ Chairman, DDA

VICE CHAIRMAN

2. Shri Manish Kumar Gupta
Vice Chairman, DDA

MEMBERS

3. Dr.Sudhanshu Trivedi
MP, Rajya Sabha
4. Shri Ramesh Bidhuri
MP, Lok Sabha
5. Shri Narender Kumar Chawla
Municipal Councillor, SDMC
6. Shri Yogesh Kumar Verma
Municipal Councillor, NDMC
7. Smt. Gunjan Gupta
Municipal Councillor, EDMC
8. Smt. Manisha Saxena
Principal Secretary (Health) GNCTD
9. Shri Udit Prakash Rai
CEO, Delhi Jal Board
10. Shri Neeraj Semwal
Managing Director, DTC
11. Shri Ashok Kumar Sharma
Chief Architect (RD), CPWD
12. Prof. Jagan Shah
Department of Infrastructure Development (DFID)

SPECIAL INVITEES

1. Shri Vikas Kumar
Managing Director, DMRC

LT. GOVERNOR'S SECRETARIAT

1. Smt. Ankita Mishra Bundela
Secretary to Lt. Governor
 2. Smt. Sakshi Mittal
Special Secretary to Lt. Governor
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1. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Advisory Council and Special Invitees present in the meeting to discuss the draft Master Plan for Delhi-2041.
 2. Vice Chairman, DDA briefed the process followed for preparation of Master Plan for Delhi (MPD)-2041.
 3. It was informed that previously three meetings of the Advisory Council were held on 26.03.21, 31.03.21 and 05.04.21 wherein salient features of draft MPD-2041 were presented before the members of the Advisory Council. Most of the valuable suggestions earlier provided by the members have been incorporated in MPD-2041. Commissioner (Planning-I), DDA was requested to make a presentation before the Advisory Council.
 4. Progress in preparation of MPD-2041 was presented and the following intimated:
 - i. Draft MPD-2041 was approved by the Authority in its meeting held on 13.04.2021.
 - ii. The draft plan was notified on 09.06.2021 in the Gazette of India for inviting objections/ suggestions from public for a period of 75 days. The last date for filing objections/ suggestions was 23.08.2021.
 - iii. Around 33,200 objections/ suggestions were received from government agencies/departments, local bodies, RWAs, MTAs, NGOs, CSOs, institutions, professionals and individuals of the public, etc., through online and offline modes.
 - iv. DDA appointed a Board of Enquiry and Hearing (BoEH) vide notification dated 13.10.2021.
 - v. Objections and suggestions received on draft MPD-2041 were placed before the Board of Enquiry and Hearing constituted under the Vice Chairman, DDA and fourteen (14) meetings of the Board were held in the months of October and November, 2021.
 5. As part of the detailed presentation, Advisory Council members were intimated that though the majority of issues raised by them had already been addressed in the draft Plan, other suggestions made by them during the presentations have been examined and necessary modifications/ additions incorporated in the

Master Plan. Apart from this, relevant definitions have been provided, terminologies made uniform and the language of relevant clauses strengthened across the draft document based on suggestions received. Further, details regarding various suggestions of members were presented under each section of MPD-2041. Briefs of the modification suggestions in each section were also presented before the members.

6. After the detailed presentation, the Vice Chairman, DDA requested the members for their observations. The members of the Advisory Council appreciated the efforts put in by the officers/ team for incorporating majority of their suggestions in the various sections of the draft Master Plan for Delhi-2041 and made the following observations:

I. Dr. Sudhanshu Trivedi, MP, Rajya Sabha:

- i. Desired to ascertain whether any disincentives have been proposed in the Master Plan to reduce vehicular congestion in overcrowded areas of Delhi.

II. Shri Ramesh Bidhuri, MP, Lok Sabha:

The following observations have been received in writing:

- i. Many heritage sites such as Tughlaqabad Fort are left out in the Master Plan which need to be incorporated.
- ii. Green belts are most suitable sites for public projects such as sports complexes, cultural centres, etc.
- iii. The mandatory clause of minimum 9 m road for approval of farm houses needs to be amended by reducing it to 5 m.
- iv. Construction upto 6 floors may be allowed in lal dora lands.
- v. The extent of the ridge is to be redefined as a large section of population is residing there prior to 1996. Parcels of lands of gram sabha which are lying vacant can be used and notified as reserve forest in lieu of a portion of ridge which has been incorrectly declared forest on which people are residing prior to 1996.
- vi. Provision be made for resettlement of at least those families who are residing on Railway land, ASI land, etc., for more than 20 years and till resettlement no coercive action be taken against them.
- vii. Re-survey of approved colonies, village abadis, plotted areas and unauthorised colonies should be carried out for identification of mixed use and commercial street. Such roads may be notified as commercial streets. The zonal plans should be re-surveyed and

commercial activities may be permitted keeping in view ground realities.

- viii. The criteria of area and access road for warehouses may be revisited and area reduced to 1000 sq.yds.
- ix. For regularization and planned regeneration of unplanned/ non-conforming godown clusters in Delhi which about 18 m or more wide road, building plans may be sanctioned without insisting on layout plans.
- x. No punitive action be taken in urban villages by local bodies till specific regulations for development and regeneration of urban villages are formulated.
- xi. Area requirement for Grade-2 category, which includes farm houses, may be revisited and area reduced to 3000 sq.m. and road width reduced to 9 m. Grade-2 activities may also be allowed in Grade-1.
- xii. Green Development Area (GDA) should be excluded from the exclusion list of regeneration.
- xiii. Sub-division and amalgamation may be allowed in all categories of plots.
- xiv. Existing standalone godowns may be regularised on as is where is basis against payment of deficient parking charges.
- xv. Provisions of MPD-2021 governing small shops may be continued as permitted activities in residential areas.
- xvi. Existing provisions of MPD-2021 for notifying roads as mixed use/ commercial streets may be continued.
- xvii. Business of finished marble products from retail shops may be allowed as was being done earlier.

III. Sh. Parvesh Sahib Singh Verma, MP, Lok Sabha:

The following observations have been received in writing:

- i. Establishment of South West campus of Delhi University and National Sports University in South West Delhi.
- ii. Preparation of framework for sanction of building plans in unauthorised colonies.
- iii. Inclusion of grocery stores in the list of 'Other Activities' permitted under mix use regulations.

- iv. Construction of roads by covering of drains passing through unauthorised colonies/ regularized colonies.
- v. Govt. vacant plots to be developed for providing surface parking in planned and unplanned residential areas.
- vi. All power lines passing through unauthorised regularized colonies should be underground.
- vii. Policy for development of urban villages to be framed.
- viii. Warehousing facility to be extended to urban/ rural villages
- ix. More clarity is required for preparation of redevelopment plans of non-confirming industrial clusters.

IV. Shri Narender Kumar Chawla, Municipal Councillor, SDMC:

- i. Allowing higher FAR for Local Shopping Centres (LSCs) developed by DDA for facilitating their regeneration.
- ii. Pakka tehbazari for refugees from Pakistan and those issued tehbazari certificates by Town Vending Committee (TVC) should be treated separately.
- iii. Projections (chajjas) to be protected on inner roads except on major roads with cut off date so that major relief can be given to residents of Delhi and to prevent further unauthorized construction.
- iv. National Building Code, UBBL-2016 and Bye-laws of the Fire department to be in sync. Height of building should be increased to 17.5m
- v. Allied activities to be allowed in places like subzi mandi, B-Block Janakpuri, Paper market, Timber market, etc.

V. Shri Yogesh Kumar Verma, Municipal Councillor, NDMC:

- i. Policy be framed for 'Gadiya Lohar', Jhandewalan and Kalkaji temples under cultural heritage.
- ii. Ownership title issues arising due to shifting of wholesale trade from Shahjahanabad to be sorted out.
- iii. Time lines be prepared for development of unauthorised colonies and JJ clusters.
- iv. Provision for emergency and rescue services plans for Unauthorised Colonies to be framed.

- v. Provision of underground utility ducting should be made for all new buildings and for roads of 80 ft. wide and above.
- vi. High Powered Committee to be formed in all departments to ensure ease of interpretation of various provisions of the Master Plan.
- vii. The process of identification and declaration of new mixed use and commercial streets has to be clarified since some cases have been left out. Provisions should be made for notification of new mixed-use streets.
- viii. Notifications regarding 351 mixed use streets should be mentioned in the Plan.
- ix. Permanent and TVC tehbazari should be treated separately in Master Plan and ownership rights should be provided to rehabilitees engaged in tehbazari.
- x. Enhancement of proposed FAR is a good step towards development of Delhi.
- xi. Amalgamation of plots upto 64 sqm should be increased for Shahjahanabad area.
- xii. Functions of UMTA needs to be clarified further.
- xiii. More clarity is required regarding conversion charges
- xiv. Fire norms and UBBL have to be brought at par. Height of buildings should be increased to 17.5m
- xv. Projections (chajjas) to be regularized in Delhi and FAR to be increased.
- xvi. Kamla Nagar Market to be declared as a commercial market and conversion and parking charges should be exempted since it is pre-1962 colony.
- xvii. Flatted factories to be developed on DDA vacant lands.
- xviii. New regulations be framed for Sortex and Paper market.

VI. Smt. Gunjan Gupta, Municipal Councillor, EDMC:

- i. Allied businesses must be allowed in defined markets, like in timber markets, shops for tools, nails, etc.; in vegetable markets, shops for selling paneer, etc.
- ii. Regeneration of DDA commercial complexes must be allowed with levied charges.

- iii. Monitoring of compliance of Master Plan provisions should be done regularly.
- VII. Sh. Ajay Kumar Sharma, DG (Defence Estates), Ministry of Defence:**
- i. DDA is requested to share the copy of updated MPD-2041 with the department.
 - ii. No provisions regarding Delhi Cantonment are mentioned in the Plan.
 - iii. Cantonment Board to be consulted in any matter pertaining to defence land in Delhi.
- VIII. Sh. Surendra Kumar Ahirwar, Jt. Secretary (Logistics), Ministry of Commerce:**
- i. Satellite mapping of Delhi land to be developed in line with Gati Shakti National Master Plan. BISAG, Ahmedabad which has done mapping for many states can be approached.
 - ii. Delhi Master Plan to be linked with PM Gatishakti Portal.
 - iii. Separate roadway/ corridor for freight/goods carriers to be earmarked/ proposed in Delhi.
- IX. Shri R. K. Gupta, Jt. Secretary, Ministry of Labour & Employment:**
- i. The Ministry of Labour & Employment has published a code on 'Social Security' regarding informal economy, working women, etc., which needs to be incorporated in MPD-2041.
- X. Shri B.S. Iyer, Jt. Secretary, Ministry of Communications:**
- i. Suitable provisions be made in the Master plan for digital and telecom infrastructure related to optic/ fiber cables, telecom towers, etc.
- XI. Shri Udeep K. Singhal, GM(T) cum Regional Officer (Delhi), NHAI:**
- i. No suggestions provided.
- XII. Sh. Neeraj Semwal, Managing Director, DTC:**
- i. Requested DDA to revisit the prescribed norms proposed in MPD-2041 for multi-level bus parking and requested to reduce the area requirement for the same to 10,000 sqm.
- XIII. Sh. Ashok Kumar Sharma, Chief Architect (RD), CPWD:**
- i. Incorporate parking norms which are already rationalized in Master Plan

- ii. National Building Code, Delhi Fire Norms and UBBL for Delhi to be uniform.

XIV. Prof. Jagan Shah, Former Director NIUA:

- i. DDA/ public agencies should focus on monetization of public land for judicious use of land.
- ii. Provisions regarding renewable energy in Land Pooling areas need to be revisited by DDA.
- iii. Local Area Plans should be prepared in a time bound manner for implementation of the various policies envisaged in MPD-2041.
- iv. A bureau be set up by DDA to process the large number of regeneration schemes likely to come up in future.

XV. Sh. Vikas Kumar, Managing Director, DMRC:

- i. Requested DDA to revisit the prescribed norms for property development for metro stations (increase in the ground coverage upto 40%, FAR to 200 and reduction in parking requirements @ 1 ECS).

XVI. Sh. Vinay Kumar Singh, Managing Director, NCRTC:

- i. DDA has already considered various suggestions of NCRTC in the Master Plan. However, it is again requested to consider the earlier suggestions provided by NCRTC on draft MPD-2041 related to the provisions for TOD and Regional connectivity.

7. VC, DDA was advised to consider the suggestions given by the Hon'ble Members of the Council for suitably incorporating the same in the Draft Master Plan 2041 and placing the same before the Authority expeditiously.
8. Hon'ble Lt. Governor thanked all the Members and Special Invitees for participating in the meeting.

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