

**DELHI DEVELOPMENT AUTHORITY
NOTIFICATION**

New Delhi, the 30th October, 2012

**Regulations for Regularisation of Farm Houses in Delhi
(Under Section 57 of DD Act, 1957)**

S.O. 2622(E).—In exercise of powers conferred by Section 57 of Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations :—

Regularisation of Existing Farm Houses

As per the provisions of the NCTD Laws (Special Provisions) Second Act 2011, existing farm houses having construction beyond the permissible building limits have been included in the categories of unauthorized development against which no punitive action is to be taken by the local bodies up to 31.12.2014. This protection has been provided under the law to enable the government to finalize the policy to deal with the existing farm houses in consultation with various stakeholders before expiry of the said Act. Accordingly, the finalized policy to regulate the existing farm houses having construction beyond permissible building limits is laid down as under:-

1.1 Permissibility

All farm houses in green/agricultural areas in the Master Plan previous to the MPD-2021, that had come up prior to 07.02.2007, **except** those falling in the following categories, shall be regularized under these regulations -

- (i) Farm houses falling in the notified forest or in the Regional Park area other than farm houses built on privately owned land in regional park sanctioned up to 7.2.2007 subject to orders of the Supreme Court of India in this regard.
- (ii) In area of right of way of infrastructure approved and notified in the Zonal Development Plans such as existing/proposed railway line/Master Plan Roads, major trunk water supply and sewage lines, HT lines, transport and freight corridor and other essential infrastructure.
- (iii) If it falls within the site/area declared protected monument/area under the provisions of the Ancient Monuments and Archaeological Remains Act, 1958 as amended from time to time.
- (iv) In cases where there a court order for eviction/vacation of premises in favour of Government or DDA or MCD;
- (v) Those built on lands notified for acquisition, the legality of which has been upheld by Hon'ble Supreme Court, subject to the provision that farm houses existing on 07.02.2007 within the boundary of an unauthorized colony listed for regularisation as per regulations no. S.O. 683(E) dated 24.3.2008 pertaining to regularisation of unauthorised colonies.

1.2 Other Conditions

(i) Existing farm houses shall be allowed to be regularised with following development control norms -

(a)	Size of the plot	As per the applicable Master Plan : Min. 1 acre - MPD- 62 Min. 1 Hectare - MPD - 2001
(b)	Max. FAR on total plot	30
(c)	Minimum Green Area	50 %
	Maximum Soft parking and roads	20 %
(d)	Max. height	12 metres
(e)	Number of main dwelling units permitted	- 1 per acre (with EWS units of 30 sq. m. each per main dwelling unit) - 0.5 acre and above to be rounded off to the next additional unit.

(ii) Every part of the building, including the basement, where used for normal habitation other than for storage, parking, services and utilities will be counted in FAR.

(iii) Existing farm houses applying for regularisation of area up to 30 FAR will be compounded on payment of penalty as may be notified.

(iv) In addition to (When implemented, along with) the above penalty, External Development Charges (EDC)/Betterment levy as applicable shall be payable.

(v) Upon such regularization, the Local Body while preparing Local Area Plans/Layout Plans should make provisions for essential utilities in these clusters with requisite charges after giving public notice and hearing.

(vi) For infrastructure roads etc. land holders will be required to cede land to enable the building up of infrastructure after public notice and hearing by the Regulatory Authority.

(vii) It is intended that the amounts received by way of items (iii) and (iv) above will principally be used towards developing civic amenities in the areas where farm houses are being regularized and will be maintained by the Regulatory Authorities in a separate account.

(viii) This one time amnesty can be availed by the owner by applying within 180 days of the notification of rates and payment of the prescribed charges for such regularisation.

(ix) Government may issue further clarifications /amendments with regard to the regularisation of farm houses.

[F. No. F. 3(103)96/MP]

ASMA MANJAR, Commissioner-cum-Secy.

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