



DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 27th November, 2025

Inviting stakeholder participation for consultation on

"Redevelopment of Group Housing Complexes / Schemes in

National Capital Territory (NCT) of Delhi"

The Delhi Development Authority (DDA) is undertaking a comprehensive exercise to promote the Redevelopment of Group Housing Complexes / Schemes in the National Capital Territory (NCT) of Delhi. The objective of this initiative is to enable safe, resilient, and sustainable redevelopment, that complies with the Master Plan for Delhi (MPD) -2021, Unified Building Bye-laws for Delhi (UBBL), relevant municipal regulations and applicable laws, while safeguarding the rights of existing residents and ensuring socially inclusive outcomes.

In this context, DDA invites representatives of Resident Welfare Associations (RWAs), Cooperative Group Housing Societies (CGHS), developers, Public Sector Undertakings (PSUs), Government Institutions, and other interested stakeholders to participate in structured consultations. The stakeholder consultation shall be held on **11th December, 2025, Thursday**, in the DDA's Auction Hall, Ground Floor, D – Block, Vikas Sadan, INA, New Delhi – 110023, as per the following schedule:

Sl. No.	Representative(s)* of	Time
1.	Cooperative Group Housing Societies (CGHS)	10:00 AM to 11:30 AM
2.	DDA developed Group Housing Complexes	11:30 AM to 1:00 PM
3.	Group Housing Complexes developed by Government agencies / PSUs	1:00 PM to 2:00 PM

* Maximum of two representatives of the participating society or group shall be allowed

The Redevelopment Policy along with applicable planning norms as per Master Plan for Delhi - 2021 shall be available on the following link: https://dda.gov.in/public_notice.

Commissioner (Plg.)

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दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 27 नवम्बर, 2025

"राष्ट्रीय राजधानी क्षेत्र (एनसीटी) दिल्ली में ग्रुप हाउसिंग कॉम्प्लेक्स / स्कीमों के पुनर्विकास" पर परामर्श के लिए हितधारकों (स्टेकहोल्डर) की भागीदारी आमंत्रण हेतु।

दिल्ली विकास प्राधिकरण (डीडीए) राष्ट्रीय राजधानी क्षेत्र (एनसीटी) दिल्ली में ग्रुप हाउसिंग कॉम्प्लेक्स / स्कीमों के पुनर्विकास को बढ़ावा देने के लिए व्यापक कार्रवाई कर रहा है। इस पहल का उद्देश्य दिल्ली मास्टर प्लान (एमपीडी)-2021, एकीकृत भवन उप-विधि (यूबीबीएल), संबंधित नगर निगम विनियमों और लागू नियमों के अनुपालन के साथ मौजूदा निवासियों के अधिकारों की सुरक्षा और सामाजिक रूप से समावेशी परिणाम सुनिश्चित करते हुए सुरक्षित, अनुकूल और किफायती पुनर्विकास को सुदृढ़ बनाना है।

इस संदर्भ में, डीडीए द्वारा रेजिडेंट वेलफेयर एसोसिएशन (आरडब्ल्यूए), कॉर्पोरेटिव ग्रुप हाउसिंग सोसाइटियों (सीजीएचएस), डेवलपर्स, सार्वजनिक क्षेत्र के उपक्रमों (पीएसयू), सरकारी संस्थाओं और अन्य इच्छुक हितधारकों के प्रतिनिधियों को सुव्यवस्थित परामर्श में भाग लेने के लिए आमंत्रित किया जाता है। हितधारक परामर्श (स्टेकहोल्डर कंसल्टेशन) **11 दिसंबर, 2025, गुरुवार** को डीडीए नीलामी हॉल, भूतल, डी-ब्लॉक, विकास सदन, आईएनए, नई दिल्ली 110023 में निम्नलिखित कार्यक्रम के अनुसार आयोजित किया जाएगा :

क्र.सं	निम्नलिखित के प्रतिनिधि*	समय
1.	कॉर्पोरेटिव ग्रुप हाउसिंग सोसायटीज (सीजीएचएस)	पूर्वाह्न: 10:00 बजे से 11:30 बजे तक
2.	डीडीए द्वारा विकसित ग्रुप हाउसिंग कॉम्प्लेक्स	पूर्वाह्न: 11:30 बजे से दोपहर 1:00 बजे तक
3.	सरकारी एजेंसियों / पीएसयू द्वारा विकसित ग्रुप हाउसिंग कॉम्प्लेक्स	दोपहर 1:00 बजे से दोपहर 2:00 बजे तक

*भाग लेने वाली सोसायटी अथवा समूह के अधिकतम दो प्रतिनिधियों को अनुमति दी जाएगी।

दिल्ली मास्टर प्लान – 2021 के अनुसार लागू योजना मानदंडों के साथ पुनर्विकास नीति निम्नलिखित लिंक पर उपलब्ध होगी : https://dda.gov.in/public_notice.

आयुक्त (योजना)

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पर हमें फॉलो करें

कृपया दि.वि.प्रा. की वेबसाइट www.dda.gov.in देखें अथवा टोल फ्री नं. 1800110332 डायल करें

3.3.2 ¹[POLICY] FOR REDEVELOPMENT SCHEMES

The basic objective of redevelopment is to upgrade the area by implementing specific schemes on the basis of existing physical and socio-economic conditions in the following way:

- i) Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments / Heritage areas, etc. ²[and designated as TOD ³{Node} Zone with additional norms applicable as per ¹{Chapter 20.0 Transit Oriented Development.}]
- ii) The residents / cooperative societies / private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.
- iii) Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:
 - a) Planning Permission for an area of around 4 Ha. ⁴[However, in ¹{Influence Zone of TOD Node, TOD} schemes shall be ¹{as per Chapter 20.0 Transit Oriented Development.}] This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists.
 - b)
 1. Cluster Block ²[approval may be given to DE] for a minimum area of 3000 sq.m. ²[only if an approved influence zone plan or integrated scheme for the area exists.] The owners should pool together and reorganise their individual properties so as to provide minimum 30% of

¹ Modified vide S.O. 1914(E) dated 14-07-2015

² Added vide S.O. 1914(E) dated 14-07-2015

³ Modified as S.O. 4614 (E) dated 24-12-2019

⁴ Modified vide S.O. 1914(E) dated 14-07-2015

area as common green / soft parking besides circulation areas and common facilities.

¹[...]

2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block ²[approval ¹{as per applicable policy.}]
- c) The norms of Group Housing with respect to ground coverage, basement, parking, setbacks etc. (except FAR) shall be applicable ¹[in all areas except TOD Zone where TOD norms shall be applicable.]
- iv) Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone. ²[In case of residential premises, wherever dwelling units are proposed, the number of dwelling units may increase in same proportion as FAR]
- vi) In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area.
- vii) The standards of housing density, minimum width of roads and community facilities can be relaxed, wherever justified, by planning considerations (e.g., pedestrianization of the area).
- viii) The Public and Semi-public uses and services like hospitals ³[/ tertiary health care centres], dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, parking etc. shall be retained in their present locations as far as possible and if not, relocated as part of the redevelopment scheme. Alternative sites shall be indicated in the Redevelopment Schemes / Zonal Development Plans. Any change or addition thereof shall be in accordance with the overall policy frame prescribed in the plan.
- ix) Reduced space standards may be adopted for community facilities / social infrastructure for the areas mentioned in ⁴[4.2.2.3 A. sub para

¹ Deleted vide S.O. 4614 (E) dated 24-12-2019

² Added vide S.O. 2690 (E) dated 11-08-2016

³ Added vide S.O. 2893 (E) dated 23-09-2013

⁴ Modified vide S.O. 1014 (E) dated 08-03-2022

(xix).] The land required for any public purpose may be acquired with the consent of the owner through issue of Development Rights Certificate in lieu of payment towards cost of land as per the prescribed regulations. The concept of Accommodation Reservation i.e. allowing construction of community facilities without counting in FAR may also be utilized.

- x) Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, ¹[upto] 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment.
 - ²[Within TOD Node, the permissible mix of uses within FAR utilization and indicative mix of uses shall be as per Chapter 20.0 Transit Oriented Development.]
- xi) The circulation pattern should include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc.
- xii) Appropriate levies for increased FAR, and land use conversion shall be charged from the beneficiaries by the competent authority as per prevailing rules / orders.
- xiii) Urban Design and Heritage ²[Conservation] to be ensured as per the ¹[regulations /] guidelines.
- xiv) The land use shall be governed as per the Master Plan / Zonal Development Plan. The non-residential use will be permitted as per the provisions of the Mixed Use Regulations and Special Area Regulations. ¹[The MRTS Influence Zone shall be designated as TOD Zone and norms shall be applicable as per Section 12.18.]

³ [...]

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¹ Modified vide S.O. 4614(E) dated 24-12-2019

² Added vide S.O. 1914 (E) dated 14-07-2015

³ Deleted vide S.O. 4614 (E) dated 24-12-2019