

DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner-cum-Secretary)

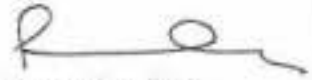
No. F.2(2)2018/MC/DDA/117

Dated: 17.06.2018

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Tuesday, the 19th June, 2018 from 10.00 a.m. to 11.00 a.m. under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.



(Rajiv Gandhi)

Commissioner-cum-Secretary (Offg.)

Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Udai Pratap Singh

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Jayesh Kumar
Engineer Member, DDA
5. Shri Manoj Kumar
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Shri B.K. Tripathi
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Smt. Veena Virmani
Municipal Councillor, North Delhi Municipal Corporation
12. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SPECIAL INVITEES

1. Shri Anshu Prakash
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Principal Secretary (Finance), GNCTD
3. Shri Rajiv Yaduvanshi
Principal Secretary (UD), GNCTD
4. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
5. Chief Planner
Town and Country Planning Organisation
6. Dr. Puneet Kumar Goel
Commissioner, SDMC
7. Dr. Ranbir Singh
Commissioner, EDMC
8. Shri Madhup Vyas
Commissioner, NDMC
9. Shri Rajeev Verma
Principal Commissioner (LD, LM & LP) & (Housing, Systems & PMAY), DDA
10. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
2. Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
3. Shri R.N. Sharma
Special Secretary to Lt. Governor, Delhi
4. Shri Ravi Dhawan
Jt. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, Govt. of India.

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(2)2018/MC/DDA/118

Dated: 17.06.2018

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Tuesday, the 19th June, 2018 from 10.00 a.m. to 11.00 a.m.** under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.


(Rajiv Matta)
17/6/2018
Asstt. Director (Meetings)

Encl: As above

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Personnel)
4. Commissioner (LD)
5. Commissioner (Systems)
6. Commissioner (Planning)
7. Chief Architect
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)

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1.	20/2018	Confirmation of minutes of the meeting of the Delhi Development Authority held on 11.04.2018 at Raj Niwas. F. 2(2)2018/MC/DDA	CCS
2.	21/2018	Proposed amendments in Development Control Norms of shop-cum-residential plots in MPD-2021. F.3(10)2014/MP	PLANNING
3.	22/2018	Proposed norms for Redevelopment of Godowns Clusters existing in non-conforming areas – as a modification to MPD-2021. F.3(84)2010/MP	PLANNING
4.	23/2018	Draft Regulations for enabling the planned development of privately owned lands. F.15(12)2017/MP	PLANNING
5.	24/2018	Proposal for change of land use of an area measuring 61.546 acres (24.91 ha.) at Tehkhand, Okhla allotted by DDA to SDMC from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility (U 4)' in Planning Zone-F. F.3(60)2005-MP/Pt.	PLANNING

ITEM NO:- 20/2018

Sub: Confirmation of minutes of the meeting of Delhi Development Authority held on 11.04.2018.

File No. F2(2)2018/MC/DDA

Minutes of the meeting of Delhi Development Authority held on 11.04.2018 were circulated vide office circular No. F2(2)2018/MC/DDA/92 & 93 dated 18.04.2018 with the request to submit proposals for amendments, if any. (Annexure). No proposal for amendment of the minutes of the meeting has been received.

Minutes of the meeting of the Delhi Development Authority held on 11.04.2018 are submitted for confirmation of the Authority.

RESOLUTION

Minutes of the meeting of the Authority held on 11.04.2018 were confirmed as circulated.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 11th April, 2018 at 10.15 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Udai Pratap Singh

MEMBERS

- 1 Shri K Vinayak Rao
Finance Member, DDA
- 2 Shri Jayesh Kumar
Engineer Member, DDA
- 3 Shri B K Tripathi
Member Secretary, NCRPB
- 3 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 5 Shri Somnath Bharti, MLA
- 6 Shri S K Bagga, MLA
- 7 Shri O P Sharma, MLA
- 8 Smt. Veena Virmani
Municipal Councillor, North Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Shri Anshu Prakash
Chief Secretary, GNCTD
- 2 Smt. Renu Sharma
Principal Secretary (UD), GNCTD
- 3 Shri G Narendra Kumar
Principal Secretary (L&B), GNCTD
- 4 Shri Puneet Goel
Commissioner, South Delhi Municipal Corporation
- 5 Dr Ranbir Singh
Commissioner, East Delhi Municipal Corporation
- 6 Shri Madhup Vyas
Commissioner, North Delhi Municipal Corporation
- 7 Shri Rajeev Verma
Principal Commissioner (LD, LM & LP), DDA
- 8 Shri Shripal
Principal Commissioner (Pers., Hort. & LS), DDA
- 9 Shri Shurbir Singh
Chief Executive Officer, DUSIB

LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar
Principal Secretary to Lt. Governor
- 2 Smt. Swati Sharma
Special Secretary to Lt. Governor
- 3 Shri R N Sharma
Special Secretary to Lt. Governor
- 4 Shri Ravi Dhawan
Joint Secretary to Lt. Governor
- 5 Shri Anoop Thakur
Private Secretary to Lt. Governor

L. 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.

Item No. 07/2018

**Confirmation of minutes of the meetings of the Delhi Development Authority held on 21.12.2017 and 27.02.2018 at Raj Niwas.
F. 2(2)2018/MC/DDA**

Minutes of the meetings of the Authority held on 21.12.2017 and 27.02.2018 were confirmed as circulated.

Item No. 08/2018

Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 20.11.2017, 21.12.2017, 02.02.2018 and 27.02.2018.

F.2(3)2017/MC/DDA

1. The members of the Authority made the following observations with reference to the action taken reports (ATRs) on the minutes of the meetings of the Authority held on 20.11.2017, 21.12.2017, 02.02.2018 and 27.02.2018:-

2. **Shri Vijender Gupta:**

- i) Posts of Chief Engineers in DDA should be filled by DDA officers also. Officiating charge could be given to departmental officers till they are eligible for regular appointment.
- ii) Regularization of land allotted to 500 families at Mangolpur Kalan under 20 Point Programme may be considered.
- iii) Appreciated efforts made by DDA for removal of jhuggies from parks.

3. **Shri Somnath Bharti:**

- i) Regularization of plots allotted to residents of Church Colony at Mehrauli may be considered.

- ii) A toilet being constructed at Vijay Mandal Park for the last 9 months has not yet been completed.
- iii) Consider allotment of alternative land to residents of Gautam Nagar for community services.
- iv) Proposal for utilizing a part of Sharda Park for a public road is pending with DDA.
- v) Though demarcation had been done earlier for encroachment in khasra No. 277 of Hauz Khas, DDA has proposed fresh demarcation of the site.
- vi) Some measures should be taken to protect users of Rose Garden, Hauz Khas from monkeys and stray dogs.

4. Shri O P Sharma:

- i) There is no progress on removal of jhuggi cluster for right of way of 60 ft. road at Vishwas Nagar.
- ii) There are two DDA plots earmarked for commercial complexes at Shanti Swarup Bhatnagar Marg one of which is fully and the other partially encroached. If the unauthorized encroachment at one of the sites could be shifted to the other, then the vacated site could be disposed of by DDA to develop it for its intended purpose.
- iii) Only one toilet complex should be developed in each park.

5. Shri S K Bagga:

- i) The matter regarding compassionate appointment should be expedited. This issue was also raised by all other Authority members.

6. Smt. Veena Virmani:

- i) The in-situ rehabilitation work at Kirti Nagar should be expedited.
- ii) Though DDA has stated that floor-wise regularization of residential properties is being implemented in accordance with the approved policy, a request from Parmanand Colony has been turned down.

- iii) Handed over a list of parks which North DMC has requested to be taken back by DDA for maintenance.
 - iv) DDA land is being carved out and sold unauthorisedly at Rohini. Smt. Virmani submitted a representation in this regard.
 - v) Sought clarification why DDA is proposing revenue sharing for the multi-level parking planned to be constructed at the site earlier allotted for a slaughter house at Idgah as the site has been with MCD since 1912.
 - vi) If the temporary DDA offices at Kirti Nagar are shifted, DDA can get revenue for utilizing the land for its intended purpose.
7. Issue of maintenance of toilets in DDA parks has been raised by all the members of the Authority. It was decided that the responsibilities and penalty clauses for maintenance of proper toilet facilities in all parks should be clearly spelt out in all contract agreements.
 8. To prevent encroachment on vacant portion of lands, it was decided to fence all vacant plots of DDA.
 9. All the members of the Authority appreciated that status report for all the issues raised by them at Authority meetings till date have been compiled and intimated to them.

Item No. 09/2018

**Permissibility of Government offices in Public & Semi-Public Facilities Use Zone under sub clause 8 (2) of MPD-2021 in respect of plot measuring 0.72 ha. (1.78 acres) for the office of World Health Organization (WHO) at Ring Road, in front of I.P. Power Station, New Delhi, falling in Planning Zone-D.
F.20(11)95/MP**

The proposal contained in the agenda item was approved. The matter be referred immediately to South Delhi Municipal Corporation for modification in the layout plan.

Item No. 10/2018

**Ratification of modification in UBBL 2016 notified vide S.O. 1053 (E) dated 5th April, 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s).
F.15(06)2016/MP/Pt.**

The modification in UBBL-2016 notified vide S.O. 1053(E) dated 5.4.2017 was ratified.

All members of the Authority appreciated the efforts made by Hon'ble Lt. Governor and DDA for simplification of procedures for obtaining building permits.

Item No. 11/2018

**Revised modalities for operationalization of enhanced FAR in planned Commercial Centres.
F.Dy. Dir.(Arch)/Coordn./HUPW/2016**

The proposal contained in the agenda item was approved.

Item No. 12/2018

**Allotment of 794 LIG/One Bed Room flats (574 in Sector-34, Rohini and 220 flats at Siraspur) to Central Industrial Security Force (CISF) with 50% rebate on applicable departmental charges.
F.1(15)/2017/Coordn.(H)/DDA**

Approval was accorded to the part proposal for allotment of available LIG/One bedroom flats to CISF and other Para-military forces only. The modalities for disposal of flats to other categories as mentioned in para 5.4 of the proposal requires further examination and exploration of all possible alternatives for re-submission before the Authority.

Item No. 13/2018

**Grant of higher scale of ` 5000-8000/- to Sanitary Inspector and ` 4000-6000/- to Assistant Sanitary Inspector at par with Sanitary Inspector/Assistant Sanitary Inspector of MCD.
F.7(Misc.)04/P&C(P)/Pt.II**

The proposal contained in the agenda item was approved.

Item No. 14/2018

Adoption of Annual Accounts of DDA for the financial year 2016-17 after clarification by CAG of India.

F.6(1)2017-18/A/Cs(M)Annual A/c/ 2016-17/DDA

1. While adopting the Annual Accounts for the financial year 2016-17, some Authority Members drew attention to the observations of CAG in the Audit Report as annexed to the agenda. The observations were mainly relating to outstanding audit paras, non-record of transactions on accrual basis, lack of in-house expertise regarding double entry system and regular physical verification of fixed assets.
2. Finance Member, DDA clarified that these issues were raised by CAG in the past as well. At present, the Annual Accounts are being maintained in terms of Section 25 of Delhi Development Act, 1957 and the DDA Budget & Accounts Rules, 1982. Finance Member further clarified that change over from existing system of accounting to accrual based accounting (with double entry system) will require a period of not less than a year and will have to be got approved from CGA and CAG. It was decided that a time frame and action plan for the same may be submitted in the next meeting.
3. With the above direction, Annual Accounts of DDA for the financial year 2016-17 as certified by C&AG of India were ratified by the Authority.

Item No. 15/2018

Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19.

F.4(3)Budget/2017-18/RBE

1. While discussing the Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19, some Authority Members pointed out the variation in Budget Estimates and Revised Budget Estimates for the year 2017-18, both in respect of receipts as well as payments.

2. It was explained that the variation is mainly on account of non-disposal of land and houses to the extent they were proposed, due to various reasons.
3. Suggestions of some Authority Members regarding reviewing construction of new shops by DDA in view of large inventory of unsold shops were noted.
4. After due deliberations the Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19 were approved by the Authority.

Item No. 16/2018

Fixation of Plinth Area Rates (PARs) of construction for Standard Costing of flats for the period of:

(a) 1st April, 2017 to 30th September, 2017 and

(b) 1st October, 2017 to 31st March, 2018.

F.21(1671)/2001/HAC/Pt.III

The proposal contained in para 8 of the agenda along with important notes thereto were considered and approved by the Authority. Further, Authority also approved the addendum to this item for continuation of the plinth area rates and land rates (PDR) valid upto 31.03.2018 for another period of three months, i.e., upto 30.06.2018, for the purpose of working out the disposal cost of flats allotted under DDA Awasiya Yojana 2017 or allotted through mini draw.

Item No. 17/2018

Fixation of Pre-determined Rates (PDRs) in respect of Rohini Phase IV & V for the financial year 2017-18.

F.4(50)2016/AO(P)/DDA

The proposal contained in the agenda item was approved.

Item No. 18/2018

Fixation of Pre-determined Rates (PDRs) in respect of Tikri Kalan for the financial year 2017-18.

F.4(52)2016/AO(P)/DDA

The proposal contained in the agenda item was approved.

Item No. 19/2018

**Rehabilitation of JJ Clusters of Block BG, BH & BJ Shalimar Bagh.
File No. F.12(385)06/HC/Legal/Pt.**

After detailed discussion it was decided that the EWS flats may be allotted @ Rs. 1,12,200/- plus Rs. 30,000/- (as maintenance cost for five years) from each eligible JJ dweller as per policy of GNCTD.

Other Points:

1. Shri O P Sharma stated that the person who has unauthorizedly encroached DDA land at Saini Enclave and had earlier won the case against DDA in Court has actually received compensation for acquisition of his land.
2. Shri O P Sharma and Smt. Veena Virmani suggested that a policy for regularization should be made for all types of expired leases of lands.
3. Shri Somnath Bharti stated that vacant land of DMRC at Begampur is being encroached. A parking lot is required in the area.
4. Shri S K Bagga stated that Delhi Govt. has already paid for the land allotted by DDA for Chacha Nehru Hospital at Geeta Colony. EDMC should stop utilizing the plot as parking lot.

All 'Other Points' raised by Authority members will be examined by DDA and a status report on each point will be placed in the next Authority meeting.

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.

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ITEM NO. 21/2018

SUB: PROPOSED AMENDMENTS IN DEVELOPMENT CONTROL NORMS OF SHOP-CUM-RESIDENTIAL PLOTS IN MPD-2021

File No. F 3(10)2014/MP

1.0 BACKGROUND

- 1.1 The proposal regarding *Proposed Amendments in Development Control Norms of Shop-Cum-Residential Plots in MPD-2021* was approved by the Authority in its meeting held on 27.02.2018 vide Item no. 05/2018.
- 1.2 Based on the above approval of the Authority, the matter was forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of final notification under Section 11-A of DD Act-1957.
- 1.3 Hon'ble Supreme Court in WP(C) No. 4677/1985 titled as MC Mehta Vs. UOI & Ors. had given the following directions:
 "... that being the position, further progress in the Amendment of the Master Plan is stayed"
In view of the above, the modifications as proposed could not be notified.
- 1.4 The Hon'ble Supreme Court vide its orders dated 15.05.2018 in the above court case directed Govt. of India to put up the modifications proposed by DDA in public domain for another period of 15 days, giving opportunity to the public to give objections / suggestions on the proposed modifications. After that period of 15 days is over, the Central Government will meaningfully consider and address the objections and make necessary modifications, as deemed appropriate.
- 1.5 In compliance of the above orders of Hon'ble Supreme Court and directions received from the Ministry of Housing and Urban Affairs, Govt. of India, the *Proposed Amendments in Development Control Norms of Shop-Cum-Residential Plots in MPD-2021* was put up in public domain vide Gazette Notification S.O. 2151 (E) dt. 26.05.2018, inviting suggestions / objections for fifteen days i.e. upto 9th June 2018 from general public.
- 1.6 In response to the above public notice, 814 objections / suggestions were received within the stipulated time period of 15 days. All the objections/ suggestions were placed before the Board of Enquiry and Hearing in its

meeting held on 12th, 13th & 14th June, 2018. Board also heard 237 numbers of oral submissions comprising of individuals, RWAs, Traders Associations, NGOs and public representatives who submitted their objections / suggestions on the above dates.

- 1.7 In view of various suggestions / observations given by the individuals, RWAs, Traders Associations, NGOs, public representatives etc. and taking into consideration the ground realities the Board gave its recommendations. The minutes of the meeting is annexed (Annexure I).

2.0 PROPOSAL

- 2.1 The recommendations of the Board have been suitably incorporated in the proposal and the following modifications in existing provisions of MPD-2021 has been proposed:

S. No.	MPD-2021	
	Existing Provision	Proposed Amendments/Modifications
1.	Para 5.6 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC)/ CONVENIENCE SHOPPING CENTRE (CSC)	
	<p>5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.</p> <p>FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the</p>	<p>5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment the maximum FAR equivalent to residential plot as per the residential plotted development given under Para 4.4.3 shall be applicable on the entire plot of LSC/CSC as a comprehensive scheme. Parking to be provided as per MPD-2021 norms.</p> <p>5.6.3 Shop-cum-residence complexes (Shop-cum-residence plots / shop plots) later designated as CC/LSC/CSC (as already earmarked / shown in the respective Zonal Development Plans / Sub-Zonal Plans or to be declared / notified by ULBs / GNCTD) shall be allowed to continue with the activities permissible in the Local Shopping Centre with the following conditions:</p> <p>a. FAR of such plot shall be as prescribed</p>

<p>parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges”.</p>	<p>for respective size of the residential plotted development or lease deed / conveyance deed / sale deed / allotment conditions, whichever is more. However, in case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sq.m and upto 250 sq.m., such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges amounting to 1.5 times the applicable charges.</p> <p>b. Payment of use conversion charges from "Residential" to 'Commercial" shall be applicable as prescribed with the approval of Government.</p> <p>c. LSCs, CSCs and shop plots which are already under commercial use zone are not be liable to pay any conversion charges.</p> <p>d. Commercial establishments / shop plots under the above category not having any deviation from already approved layout plans / lease deed / conveyance deed / sale deed are not be liable to pay any additional charges.</p> <p>e. Additional FAR shall be permitted on payment of additional FAR charges, as applicable.</p> <p>5.6.4 Other existing shop-cum-residence plots shall also be allowed to continue with original permitted use with the FAR of residential plotted development. The upper floors can be converted to commercial use after paying the applicable charges.</p> <p>5.6.5 The basement shall be permitted in shop-cum-residence plots / complexes later designated as CC/LSC/CSC subject to relevant provisions under mixed use regulations. If such use of basement leads to exceeding the permissible FAR on the plot, such excess FAR shall be subject to payment of applicable charges prescribed with the approval of Government.</p> <p>5.6.6 In all the above cases, owner shall obtain the approval of revised building plans for any addition / alteration / new construction / conversion from the concerned local body subject to all statutory clearances w.r.t. relevant provisions of building bye laws, structural safety, fire safety etc.</p> <p>5.6.7 Parking provisions shall be as per</p>
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		<p>prevailing norms for residential plotted development and as stipulated in para 5.6.8 and para 5.6.9. One time parking charges shall be paid either as down payment or in maximum four installments subject to payment of applicable charges as prescribed with the approval of Government.</p> <p>5.6.8 In order to meet the parking requirements, concerned local bodies along with concerned traders / establishments / RWAs shall identify and develop the land for providing shared / common parking. 5% additional Ground Coverage shall be permissible within the scheme area for the provision of public parking.</p> <p>5.6.9 In order to promote parking, the owner of the plot will be allowed to amalgamate the plots upto minimum plot size of 1000 sq.m, to provide additional parking on the amalgamated plot. Such plots shall be entitled for a rebate of 50% in conversion charges.</p> <p>5.6.10 In case there is no parking facility available in the vicinity, concerned local body may declare such areas as pedestrian shopping streets / areas. Public transport authority shall ensure last mile connectivity to these areas.</p>
2.	Para 15.7 OTHER ACTIVITY	
		<p>Following point j. be added under Para 15.7.1 after i.:</p> <p>j. Other activities which are non-polluting, non-hazardous and not prohibited by law in residential areas shall be permitted. This shall include the activities carried out by the differently-able persons as per their individual skill sets.</p>
3.	Para 15.9 REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES	
	<p>15.9 (v) In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use.</p>	<p>In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 1.5 times the applicable charges for mixed use.</p>

4.	Para 15.12 COMMERCIAL STREETS AND AREAS	
	<p>15.12.3 (vii) Commercial activity in basement on such streets shall be permitted, subject to relevant provisions of building bye laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.</p>	<p>Commercial activity in basement on such streets / areas (later designated as CC/LSC/CSC) shall be permitted, subject to relevant provisions of building bye-laws, structural safety and fire safety clearance etc. However, if such use of basement leads to exceeding the permissible FAR on the plot, such excess FAR shall be used subject to payment of appropriate charges as prescribed with the approval of Government.</p>

- 2.2 In order to address issues related to infrastructure facilities, pollution, environmental concerns etc., in shop-cum-residential complexes and areas failing along mixed use / commercial streets, the following regulatory measures shall be adopted by the concerned local bodies, government agencies and other statutory bodies:
- i. Local Bodies in consultation with traffic police shall conduct traffic assessment studies and prepare traffic management plans for these areas / streets. Concerned local body to ensure the provision of stilt / stack parking wherever possible.
 - ii. Prior to declaration of above "pedestrian shopping street/ areas", planning of separate routes for ingress / egress of vehicles to the adjoining residential colonies shall be done by the concerned local body in consultation with RWA/Traders Association.
 - iii. In no case the parking of vehicles shall spill over in common public areas/ adjoining spaces/ residential colonies. On-street parking charges shall be levied by the concerned local body as per the Parking Policy.
 - iv. Traffic control, parking & other infrastructure facilities like water, sewerage, electricity etc. are to be provided by the concerned service providing agencies based on the footfall of the visitors and vehicles to such areas/ complexes.
 - v. In case of commercial / mixed use streets abutting residential areas, no entry to commercial establishments shall be allowed from the service / back lanes. In exceptional cases of emergency/evacuation a suitable mechanism shall be evolved in consultation with RWA/Traders/Traffic and concerned local body.
 - vi. The terrace /roof top of shop cum residence plots abutting the residential premises shall not be used for any activity.
 - vii. Outdoor units of air-conditioning shall in no case extrude from the plot line and shall have to be placed on the roof top. Exhaust ducts shall not open directly towards the public lane or face the other residential plot.
 - viii. Liquor shops, Bars, Discos, Pubs and Clubs shall not be allowed in the residential premises as a part of mixed use. Such existing establishments

shall have to be relocated to a conforming area within a period of 6 months from the date of notification.

- ix. Amount collected on account of various charges will be credited to a designated fund (Escrow account) to be used exclusively for augmentation of infrastructure facilities / amenities (parking, public toilets, water supply) of capital nature.

3.0 FIXATION OF APPLICABLE CHARGES

Rationalization and review of various charges based on locality / category defined as per circle rates grouped as (A & B) , (C & D) , (E, F, G & H) as prepared by Finance Wing, DDA, were approved in the Authority meeting held on 27.02.2018 vide Item No. 5/2018 (Part B) are annexed as Annexure II.

4.0 RECOMMENDATION:

The proposal as contained in Para 2.1, 2.2 and 3.0 above is placed before the Authority for its approval. After approval:

- i. Proposal contained in Para 2.1 shall be forwarded to the Ministry of Housing and Urban Affairs, Govt for its consideration and final notification under Section 11 A of DD Act, 1957.
- ii. Regulatory measures as contained in Para 2.2 above shall be forwarded to the concerned local bodies/authorities for its implementation.
- iii. Proposal contained in Para 3.0 shall be forwarded to the Ministry of Housing and Urban Affairs, Govt for its approval and thereafter notification under Section 57 of DD Act, 1957 shall be issued by DDA.

RESOLUTION

The proposal contained in the agenda item was approved with the following modifications:

In Para 5.6.2 of the proposal the word "etc" be replaced by the following:
" or such other colonies which existed prior to MPD-1962 but were not included in the Master Plan of Delhi (subject to documentary proof) ..."

The proposals contained in paras 2.1 and 3.0 of the agenda item be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification and approval respectively.

Regulatory measures as contained in Para 2.2. of the agenda item be forwarded to concerned local bodies, government agencies and other statutory bodies for its implementation.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
NEW DELHI

No. F 3(10)2014/MP

Date: 15.06.2018

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 12.06.2018, 13.06.2018 and 14.06.2018 with reference to proposed amendments in Development Control Norms of Shop-Cum-Residential Plots in MPD-2021

The Delhi Development Authority (DDA) in the month of February 2018 processed modifications in MPD-2021 w.r.t proposed amendments in Development Control Norms of Shop-Cum-Residential Plots in MPD-2021, under Section-11(A) of Delhi Development Act, 1957 and had submitted the same to the Ministry of Housing & Urban Affairs, Govt. of India for approval and notification. However, because of stay order dated 06.03.2018 of Hon'ble Supreme Court in WP(C) No. 4677/1985 titled as MC Mehta Vs. UOI & Ors., the same could not be notified.

The Hon'ble Supreme Court vide its orders dated 15.05.2018 in the above court case directed Govt. of India to put up the modifications proposed by DDA in public domain for another period of 15 days, giving opportunity to the public to give objections / suggestions on the proposed modifications. Therefore, in compliance of the orders of Hon'ble Supreme Court and directions received from the Ministry of Housing and Urban Affairs, Govt. of India, the *Proposed Amendments In Development Control Norms of Shop-Cum-Residential Plots in MPD-2021* was put up in public domain vide Gazette Notification S.O. 2151 (E) dt. 26.05.2018, inviting suggestions / objections on 26th May, 2018 for fifteen days i.e. upto 9th June 2018.

In response to the public notice, 814 numbers of objections / suggestions were received within the stipulated time period (including duplicates). Above objections / suggestions were placed before the Board of Enquiry and Hearing. The Board heard 237 number of the oral submissions comprising of individuals, RWAs, Traders Associations, NGOs and public representatives who submitted their objections / suggestions on 12th, 13th and 14th June, 2018. List of members / officers and applicants present during the hearing is enclosed.

The gist of various issues raised by the stakeholders before the Board as well as in the representations received and observations thereon are as follows:

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Sl. No.	Gist of Issues	Observations
1.	Disparity between planned DDA market (LSC / CSC) owners and mixed use / commercial street shop owners in terms of FAR and ground coverage.	<ul style="list-style-type: none"> In order to remove disparity and keeping in view the difficulties in utilization of FAR on individual plots of LSC, the redevelopment of these LSC complexes has already been proposed with equivalent FAR that of residential plots applicable on scheme area.
2.	<ul style="list-style-type: none"> FAR for DDA markets (LSC / CSC) should also be increased and they should be exempted from paying the conversion charges as they have bought property from DDA at high reserve price and is located in the planned commercial area of DDA built with strict norms. Parking norms for DDA markets should be relaxed. Concerns have been raised for the difference in the conversion charges for CSCs/ LSCs (which are on higher side) as compared to the markets / shops which have come up in the unauthorized way in residential areas. 	<ul style="list-style-type: none"> The areas where there is no landuse change/ use conversion; such areas are not liable to pay conversion charges. Synchronization of fixation of applicable charges has already been carried out.
3.	Basements must be allowed for commercial use in LSC/CSC's.	The proposal already contains the provisions for basements.
4.	Complete commercial status should be given to the markets existing prior to MPD-1962 and conversion charges shall not be applicable on such markets.	The proposal already contains the provisions for Pre MPD-1962 category.
5.	Shop-cum- residence owners have raised strong objection to the provision for notification of list of shop-cum-residence designated as LSC as this may lead to delays and reason for not sanctioning of any plans.	Till date there is no record / authenticated list of shop-cum-residence complexes designated as LSCs. However, the same has been earmarked in the ZDPs / sub-zonal plans prepared under MPD-1962 & 2001 and the same shall be applicable.

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Sl. No.	Gist of Issues	Observations
6.	It has been pointed out that the FAR has been permitted w.r.t. only two documents i.e. lease deed or allotment conditions. However, in many cases the development control norms has also been specified in conveyance deed, sale deed etc.	Suitable modifications shall be made in the proposal.
7.	Category of Shop plots which are (fully commercial) should be separated out from shop-cum-residences.	Earlier the basic nature/ use of shop plots and shop-cum-residence was same i.e. Commercial cum Residence use. However, in some markets (earlier allotted as shop plots) L&DO has issued orders for shifting of residential use within 10 years. Whereas, in few cases DDA has issued circulars for continuance of residential use on upper floors as per the will of the owner.
8.	Size of small shops as mentioned in MPD-2021 should be increased to 50 sq.mtrs. from the existing 20 sq. mtrs.	Most of the flats / plots allotted under various schemes are in the range from 25sq.m, 30 sq.m , 45 sq.m to 64 sq.m. Hence, increasing the size of shop plots to 50 sq.m shall lead to complete/ or excess commercialization of the ground floors in flats / such plots, which will not be advisable.
9.	List of 24 small shops should be extended to all non-hazardous and non- polluting activities.	In MPD-2021 already there is a provision given under the list in para 15.6.3 of Chapter 15 that "Any other item/ activity that may be notified by the Central Government".
10.	Group housing / DDA Flats should be allowed to have mixed use activity at par with plotted development.	As per Para 15.4 the mixed use activities/ professional activities are already permitted in Group Housing.

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Sl. No.	Gist of Issues	Observations
11.	Lawyers to be excluded from the category of professional activities. Professional activity by lawyers should be permitted without any conversion charges and not be treated as being commercial activity at all. Restriction of 50% of the permissible or sanctioned FAR for carrying out such activity be removed.	The professional activities including Lawyers are carried out by the individuals / firms and are a part of commercial gains and lead to daily public dealing. As such, excluding them from professional category and exempting them from payment of conversion charges is not advisable.
12.	Under the professional activities only the offices of the actual owner must be allowed in residential areas in consideration with safety, security and privacy of the residents. Further, there should be a cap on number of persons working in the office as it puts demand on infrastructure.	Such activities may be permitted after obtaining the consent of the RWA.
13.	<ul style="list-style-type: none"> Conversion charges should be restricted to 10 years only. In case of shopkeepers who have already paid the one-time conversion charge should be exempted from further payment of conversion charge. Conversion charges should be rationalized and should be based on the locality/ area and circle rates. 	Necessary amendments in the notification of fixation of mixed use, conversion charges etc. proposed by Finance Wing, DDA has already been approved by the Authority in its meeting held on 27.02.2018 and it shall be applicable as revised from time to time at the time of regularization.
14.	There must be a separate category for the disabled people in MPD-2021 and activities carried out by these disabled people as per their skills for their livelihood should be permitted in mixed use activities.	The same can be considered as a part of proposed addition of point (j) of Para 15.7 Other Activities.
15.	Environmental impact assessment, traffic management studies, assessment of building safety	<ul style="list-style-type: none"> MPD-2021 contains broad policy guidelines. However, considering all the issues raised by the general





Sl. No.	Gist of Issues	Observations
	requirements etc. must be done before doing any amendments in the MPD-2021.	<p>public, the provision for sanctioning of 'revised building plan' as per UBBL-2016, Fire Safety Norms etc. has been incorporated in the proposal.</p> <ul style="list-style-type: none"> • Further, certain regulatory measures, like environmental issues, ingress & outgress, traffic control, parking etc. are being proposed in order to address the issues related to provision of infrastructure facilities, curbing pollution, environmental concerns etc.
16.	There should be revival of parking policy with consideration of density of the area.	The matter is being addressed in the Parking Policy dealt by GNCTD.
17.	Activities such as liquor shops / bars / pubs / restaurants should not be included in LSCs / CSCs which is a nuisance for the residents.	The issue has already been addressed in the regulatory measures proposed in the amendment separately which shall be adopted by concerned local bodies, government agencies and other statutory bodies.
18.	Activities such as Coaching Centres / Institutes / Guest Houses and Paying Guest accommodation should not be allowed in residential areas as they are creating environmental degradation, traffic congestion and threat to the safety and security of the residents.	Such activities may be permitted after obtaining the consent of the RWA.
19.	<ul style="list-style-type: none"> • Rajouri Garden Main Market should be de-sealed and should be regularized as it is already included in 351 roads. • Notification of streets in Daryaganj / Ansari Road as mixed 	As per MPD-2021, the matter regarding identification and notification of the roads pertains to concerned local body/ GNCTD. This is not related to the Public Notice of present amendments.

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Sl. No.	Gist of Issues	Observations
	use / commercial street.	
20.	Stilt floors in the residential plotted development to be permitted for construction of one toilet and porta cabin / guard room / servant room / storage.	Provisions already exists in the UBBL-2016.
21.	<p>Other Issues</p> <ul style="list-style-type: none"> • Identification and allotment of alternative land for the Marble traders to shift from their existing location. • FAR for residential plots / development should also be increased esp. for plots of 100 sq.mt. to 250 sq.mt. as FAR in this category has been marginally enhanced since last two Master Plans in comparison to other plot categories. • There should be no encroachment on public land such as footpaths by the street vendors. • Lack of surveys, mapping and regular monitoring is resulting in the failure of the authority. • Special Task Force / Action Plan as formulated by MoHUA, Govt. of India needs to be implemented in a transparent manner. 	All such issues are outside the scope of the Public Notice under consideration.

Recommendation:

In view of above observations and taking into consideration the ground realities, the Board recommended the proposal as contained in the public notice issued vide S.O. 2151 (E) dated 26.05.2018 may further be processed as per Section 11-A of DD Act, 1957 with following modifications / additions:

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1. The declaration/ notification of the streets by the Urban Local Body / GNCTD shall be dealt only for the markets which have not been shown as CC/LSC/CSC earmarked in the ZDPs/ sub- zonal plans prepared under MPD-1962 & 2001.
2. In order to give more clarity the words 'conveyance deed / sale deed' to be added along with 'lease deed' in para no.s 5.6.3 (a) and 5.6.3 (d) of the proposal.
3. The word 'appropriate' charges be replaced as 'applicable charges' uniformly in the proposal under para no 5.6.5 and 5.6.7.
4. The plots for which the "use" has been specified as "Commercial / Shop Plots" in its lease deed / conveyance deed / sale deed, such properties are not be liable to pay use conversion charges.
5. Appropriate mechanism for permissibility of coaching centres / institutes / Paying guest accommodation / Guest Houses in residential areas, is required to be worked out, such as mandatory consent of RWA.
6. In para 15.7 (j), the word 'Other services' to be replaced as 'Other activities'.
7. The other activity shall also include the activities carried out by the differently-abled people as per their individual skill sets.

In order to address issues related to infrastructure facilities, pollution, environmental concerns etc., the regulatory measures were approved to be adopted by the local bodies / government agencies. There are certain issues raised in the Board of Enquiry & Hearing. Accordingly, the same has been considered and the following be incorporated in the proposal:

- Local Bodies in consultation with traffic police shall conduct traffic assessment studies and prepare traffic management plans for these areas / streets. Concerned local body to ensure the provision of stilt / stack parking wherever possible.
- Prior to declaration of above "pedestrian shopping street/ areas", planning of separate routes for ingress/ egress of vehicles to the adjoining residential colonies shall be done by the concerned local body in consultation with RWA/Traders Association.
- In no case the parking of vehicles shall spill over in common public areas / adjoining spaces / residential colonies. On-street parking charges shall be levied by the concerned local body as per the Parking Policy.
- Traffic control, parking & other infrastructure facilities like water, sewerage, electricity etc. are to be provided by the concerned service providing agencies based on the footfall of the visitors and vehicles to such areas/ complexes.
- Restricted entry / exit in shop-cum-residence plots / complexes towards the residential areas / service lanes.
- In case of commercial / mixed use streets abutting residential areas, no entry to commercial establishments shall be allowed from the service / back lanes. In exceptional cases of emergency/evacuation a suitable mechanism shall be evolved in consultation with RWA/Traders/Traffic and concerned local body.

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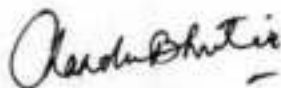
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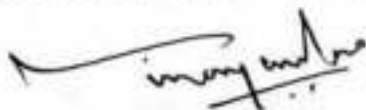
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- The terrace /roof top of shop cum residence plots abutting the residential premises shall not be used for any activity.
- Outdoor units of air-conditioning shall in no case extrude from the plot line and shall have to be placed on the roof top. Exhaust ducts shall not open directly towards the public lane or face the other residential plot.
- Liquor shops, Bars, Discos, Pubs and clubs shall not be allowed in the residential premises as a part of mixed use. Such existing establishments shall have to be relocated to a conforming area within a period of 6 months from the date of issuance of such orders.
- Amount collected on account of various charges will be credited to a designated fund (Escrow account) to be used exclusively for augmentation of infrastructure facilities / amenities (parking, public toilets, water supply) of capital nature.

The above recommendations be appropriately incorporated in the proposal by the Planning department. Since some of the issues raised are not connected with the current public notice, the matter be examined separately under appropriate provisions of MPD-2021 and DD Act, 1957.



**Addl. Commissioner (Plg.) DDA
(Convener & Secretary of the
Board of Enquiry & Hearing)**



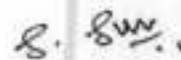
**Finance Member, DDA
(Member of the Board of
Enquiry & Hearing)**



**Engineer Member, DDA
(Chairman of the Board
of Enquiry & Hearing)**



**Sh. Vijender Gupta, MLA
(Member of the Board of
Enquiry & Hearing)**



**Chief Planner, TCPO, Gol
(Member of the Board of
Enquiry & Hearing)**

Review and rationalization of charges for implementation of the proposed modifications

After receipt of objections/suggestions on proposed amendments in Development Control norms of Shop-cum-Residential Plots in MPD-2021 and hearing of oral submissions made by stakeholders such as RWAs, Traders' Associations and Public representatives etc., the issue of revision of rates for implementation of relevant provisions was discussed in various meetings. The following category of rates are required to be reviewed for implementation of proposed amendments:

1. Use Conversion Charges.
2. Additional FAR Charges.
3. Parking Charges.
4. Penalties.

Background of rates already notified in this context**1. Use Conversion charges, Parking charges and Interest/Penalties**

Use Conversion charges were notified vide S.O.1015(E) dated 22nd June, 2007 under the heading "Delhi Development Authority (Fixation of charges for mixed use and commercial use of premises) Regulations, 2006" as per Annexure "A". These rates provided for annual mixed use charges applicable to Retail Shops, Other activities and Professional activities and were grouped under categories A & B, C & D and E,F & G. The owners/ allottees/users were given the option to make onetime payment of these charges which is equal to 8 times of annual charges. The annual mixed use charges for mixed use streets and commercial streets / areas were kept at par. This notification also contained one time charges for Development of Parking and the rate which is in the range of ₹ 66,500/- to ₹ 2,10,500/- for one ECS per 50 sqmtr of plot area. The last para of this notification provided for compoundable levy of interest @ 8% per annum for delay in payment of Development Charges for Parking or Mixed Use Charges of the relevant financial year and also a penalty equal to the 10 times of the annual conversion charges where the property is found under Mixed use without declaration or registration in violation of the relevant provisions of MPD-2021 besides other penal action under the relevant Act by the Local body concerned.

2. Additional FAR charges

The additional FAR charges were notified vide S.O. No. 2955(E) dated 23rd December, 2008 for different types of properties and it also contained penalty for availing additional FAR without sanction (Annexure "B").

Review of rates

In order to rationalize and synchronize the Use Conversion charges and Additional FAR charges, the issue was deliberated and a consensus view emerged as under.

- Earlier, the following charges were grouped in three parts i.e. colonies with categories A & B, C & D and E,F,& G.
 - a) The Use Conversion charges on Mixed Use/ Commercial streets as notified vide S.O. 1015 (E) dated 22nd June, 2007
 - b) Additional FAR charges for Residential properties as contained at serial No. 1 to 3 of Notification S.O. No. 2955(E) dated 23rd December, 2008.

Additional FAR charges for Commercial properties as contained at serial No. 4 of Notification S.O. No. 2955(E) dated 23 December, 2008 were grouped in three parts on Zonal basis i.e. Central/South/Dwarka; North/ East / West/ Rohini and Narela.

It is proposed that both the Use Conversion charges as well as Additional FAR charges including for commercial properties may be grouped into three parts i.e. colonies with categories A & B; C & D and E,F,G & H.

- Notification dated 23.12.2008 contained different rates to be applied for residential properties under different parameters i.e. new construction, regularization of unauthorized construction, additional coverage above sanction but within permissible height, etc. In order to avoid any confusion in implementation of the applicable rate for a specific category and to ensure ease of doing business, a single rate may be proposed for all the parameters. Accordingly, rationalized rates are as depicted in Annexure "C-2", the details whereof are elaborated hereunder:
 - a) Column 3 of the table shows the range of additional FAR charges under different parameters.
 - b) Column 4 depicts the mean of charges as shown in column 3.
 - c) In column 5, the rates have been updated linking to Cost Inflation Index (CII) and the applicable multiplier comes to 2.1 times. It is in line with the additional FAR rates as proposed in respect of change of use from Industrial to residential policy. However, a window period of six months effective from the date of notification may be allowed to the owners/allottees on Mixed use/ Commercial streets to avail the Additional FAR at the rationalized rates as stated in Column 4 of Annexure "C-2". It may be noted that distinction made for new construction/regularization of unauthorized colony etc. in notification dated 23.12.2008 has been done away with, and uniform rates based on category will be applicable.
 - d) Column No. 6 provides the land rates for additional FAR for LSC/CSC and Shop-cum-Residential plots/Complexes. It has been worked-out as double the rates as shown in column 5. These rates will come in force from the date of notification.

e) Column 7 provides for additional FAR rates in respect of Community Centres, District Centres and Metropolitan City Centres. These rates are proposed as double the rates as applicable for LSC/CSC as shown in column 6. These rates will come in force from the date of notification.

- The Additional FAR charges as per (c) above may also be applicable for Cooperative Group Housing Society to whom land was allotted by DDA.
- For NDMC residential areas, the applicable charges may be the rates as applicable for colonies under A & B category. However, Mixed use charges for villages and rehabilitation colonies may continue to be equal to the charges of various categories of MCD colonies.
- It was observed that rates for additional FAR for commercial properties (excluding Hotel and Parking plots) as notified vide S.O. No. 2955(E) dated 23rd December, 2008 were based on Average Auction Rates of the relevant financial year and grouped in three parts based on zones. These were ₹. 16,249/- for Narela; ₹. 54,825/- for North/East/West/ Rohini Zone whereas for Central/South/Dwarka Zone it is ₹ 83,130/- per sqmtr. It is felt that there is a need to rationalize the vast difference that exists between the additional FAR charges for residential properties viz-a-viz commercial properties including LSC/CSC etc. Considering this fact, the additional FAR charges for LSCs/CSCs may be rationalized and fixed at double the rate as applicable for residential properties (column 5 of Annexure "C-2"). The rates so worked out are shown in column 6 of Annexure "C-2".
- The additional FAR charges for Community Centres, District Centres and Metropolitan City Centres, as notified vide S.O. No. 2955(E) dated 23rd December, 2008 were at par with that applicable for LSCs/CSCs and Zonewise. Since, the rates applicable for LSCs/CSCs are proposed to be revised and synchronized with the categorization of colonies defined as per circle rates, it would be appropriate to revise the Additional FAR charges applicable to Community Centers, District Centers and Metropolitan City centers also on the same lines, as stated in the preceding bullet. Since, DDA has not auctioned such plots for more than five years now, the market trend is not available and hence it is proposed that the applicable Additional FAR rates for this purpose may be taken as double the rates as applicable for LSCs/CSCs. This will help in removing anomalies which had crept in the earlier notification.
- Comprehensive tables depicting Use Conversion charges and Additional FAR charges are Annexed as C-1 & C-2 respectively.

3. One time Charges for Development of Parking

No change under this head is being proposed and the owner/allottee/user of the plot/dwelling unit under the mixed land use shall continue to pay one time charges for development of parking at the same rates for one ECS per 50 Sqm of plot as under:

(a) For MCD areas

A & B category of colonies	₹. 2,10,500
C & D category of colonies	₹. 1,49,750
E, F, G & H category of colonies	₹. 66,500

(b) For NDMC areas:-

₹. 2,10,500 for one ECS per 50 Sqm of plot area.

No development charges for parking shall be payable by small shop owners of size upto 20 sqm. dealing with the items/activities as defined in para 15.6.3 of the Master Plan for Delhi 2021 in respect of any category/colony.

Development charges shall also not be payable by owner/allottee /user of the plot/dwelling unit falling under notified pedestrian shopping streets.

4. Mode of Payment

The payment of Use Conversion charges, Additional FAR charges or one time charges for development of Parking may be made by the owner/allottee/user either in lumpsum or in 4 quarterly installments. First such installment will have to be paid within 30 days of the notification of these rules and each subsequent installment has to be paid within a period of three months thereafter. In case of any delay in making the payment, it will attract interest @8% per annum.

5. Penalty

The property found under mixed use without declaration or registration or in violation of the relevant provisions of the Master Plan of Delhi 2021 or these regulations shall be liable for penal action under the relevant Act by the local body concerned and also a penalty amounting to 1.5 times of the onetime use conversion charges (as against present rate of 10 times) for mixed use shall be imposed.

Annexure A

DELHI DEVELOPMENT AUTHORITY
NOTIFICATION

विकासन बसल, प्रथम श्रेणी-एम जलन

New Delhi, the 22nd June, 2007

Delhi Development Authority (Fixation of Charges for Mixed
Use and Commercial Use of Premises) Regulations, 2006

S.O. 1015(E).—In exercise of the powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government hereby makes the following modification to Notification No. S.O. 1993 (E) dated 20th November, 2006 published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (ii).—

(1) Para 3 shall be substituted by the following:—

"3. APPLICATION.—These Regulations shall apply to residential premises being used for non-residential activity in accordance with the Mixed Use regulations contained in the Master Plan of Delhi, with the perspective for the year 2021."

(2) Para 5 shall be substituted by the following:—

"5. ANNUAL MIXED USE CHARGES

5.1 The premises under mixed use shall be subject to levy of Annual Mixed Use charges for the period upto which the premises remain likely to remain under mixed use. The Annual Mixed Use Charges for the Financial year 2006-07 for different categories of colonies shall be as under:

(a) For MCD areas:—

S.No.	Type of mixed use	(Rates in Rs. Per Sqm. built up area)		
		A & B Category of colony	C & D Category of colony	E, F & G Category of colony
1.	Retail Shops	767	511	192
2.	Other Activities	383	256	95
3.	Professional Activities	192	123	48

(a) For NDMC areas:

S.No.	Type of mixed use	(Rates in Rs. Per Sqm. built up area)
1.	Retail Shops	1534
2.	Other Activities	766
3.	Professional Activities	384

5.2 The payment of annual mixed-use charges shall be made by the owner/allottee/resident user of the premises to the local authority voluntarily before 30th June of every year in respect of the previous assessment year, or part thereof, in proportion to that part. For the 2006-2007, 1/4th of the annual mixed use charges shall be paid on or before 30-06-2007 and the balance 3/4th shall be paid on or before 30-09-2007. For the subsequent assessment years, the entire charges are to be paid on or before 30th June of that year.

5.3 These rates shall remain in force in respect of subsequent years also unless specifically revised and notified with the approval of the Central Government.

5.4 The owner/allottee/resident/user of the premises shall have option to make one time payment of mixed use charges, which shall be as follows for the year 2006-07:—

(a) For MCD areas:—

S.No.	Type of mixed use	(Rates in Rs. Per Sqm. built up area)		
		A & B Category of colony	C & D Category of colony	E, F & G Category of colony
1.	Retail Shops	6136	4088	1536
2.	Other Activities	3064	2048	768
3.	Professional Activities	1536	1024	384

(a) For NDMC areas:—

S.No.	Type of mixed use	(Rates in Rs. Per Sqm. built up area)
1.	Retail Shops	12272
2.	Other Activities	6128
3.	Professional Activities	3072

5.5 The payment of one time mixed use charges for the year 2006-07 may be made in four equal quarterly instalments, the first instalment of which shall be paid on or before 30-06-2007.

5.6 The mixed use charges of villages and rehabilitation colonies in NDMC areas shall be equal to the charges for the various categories of MCD colonies.

(3) Para 6 shall be substituted by the following:—

"6. The Annual mixed use charges for mixed land streets/commercial streets/areas shall be the same."

(4) Para 7 shall be substituted by the following:—

"7. ONE TIME CHARGES FOR DEVELOPMENT OF PARKING

7.1 The owner/allottee/resident/user of the plot/dwelling unit under the mixed land use shall also be liable to pay one time charges for development of parking and such rate for one ECS per 50 Sqm. of plot area shall be as under for the year 2006-07:—

(a) For MCD areas:—

A & B Category of colonies	Rs. 2,10,500
C & D Category of colonies	Rs. 1,49,750
E, F & D Category of colonies	Rs. 66,500

(b) For NDMC areas:—

Rs. 2,10,500 for one ECS per 50 Sqm. of plot area.

7.2 Out of the Total one time charges for development of parking 1/3rd shall be paid on or before 30-06-2007 and the remaining 2/3rd by 31-03-2008.

7.3 No development charges for parking shall be payable by small shop owners of area upto 20 Sqm. dealing with the items/activities as defined in para 15.6.3 of the Master Plan for Delhi 2021 in respect of any category of colonies.

7.4 Development charges shall also not be payable by owner/allottee/resident/user of the plot/dwelling units falling under notified pedestrian shopping streets."

(5) Para 9 shall be substituted by the following:—

"9. Penalty

9.1 Delay in payment of development charges for parking or mixed use charges of the relevant financial year shall be compoundable on payment of interest at 8% p.a.

9.2 The property found under mixed use without declaration or registration or in violation of the relevant provisions of the Master Plan for Delhi 2021 and these regulations, shall be liable for penal action under the relevant Act by the local body concerned and also a penalty amounting to 10 times the annual conversion charges for mixed use shall be imposed."

[File No. 20(4)05/MP/PLU]
V.M. BANSAL, Pr. Commissioner-cum-Secy.



भारत का राजपत्र

The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

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नई दिल्ली, मंगलवार, दिसम्बर 23, 2008/पौष 2, 1930

No. 1792]

NEW DELHI, TUESDAY, DECEMBER 23, 2008/PAUSA 2, 1930

दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 23 दिसम्बर, 2008

दिल्ली मुख्य योजना-2021 के कारण बढ़े हुए एक.ए.आर. के लिए उपयोग परिवर्तन, मिश्रित भूमि उपयोग और अन्य प्रकारों के लिए लागू की जाने वाली दरों का निर्धारण।

का.आ. 2955(अ)।—संख्या का.आ. 2432(अ) दिनांक 10 अक्टूबर, 2008 के अनुपालन में एवं दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली विकास प्राधिकरण, केन्द्र सरकार के पूर्व अनुमोदन से एतद्वारा निम्नलिखित विनियम बनाता है :—

क्रम सं.	मद	सिफारिश	दर प्रति वर्ग मी. (रुपयों में)
1.	(क): आवासीय सम्पत्तियों मिश्रित उपयोग के अंतर्गत बेसमेंट सहित—सुधार प्रकार के भूगठन/नए निर्माण हेतु अतिरिक्त एक.ए.आर. प्रकार और अनाधिकृत निर्माण के निवर्तन के लिए जुमाने/संपटन/विरोध संकेतन शुल्क के भुगतान की दरें।	दिनांक 20-11-2006 की अधिसूचना के अनुसार, जो 2006-07 के लिए लागू थीं उसे 2007-08 के लिए लागू किया जाए।	दिनांक 20-11-2006 की अधिसूचना के अनुसार, निम्नलिखित दरें, जो वर्ष 2006-07 के लिए लागू थीं, वर्ष 2007-2008 के लिए लागू की जाएंगी, जो निम्नानुसार हैं :— (1) नया निर्माण कार्य :— ए एवं बी कालोनियाँ 3500/-र. सी एवं डी कालोनियाँ 1400/-र. ई, एक एवं जो कालोनियाँ 50 वर्ग मी. से अधिक के आकार के प्लॉट वाली 700/-र. ई, एक एवं जो कालोनियाँ 50 वर्ग मी. तक के आकार के प्लॉट वाली 490/-र. (2) अनाधिकृत निर्माण-कार्य का निवर्तन :— (क) संश्लेषित ऊँचाई के अंदर अतिरिक्त कवरेज ए एवं बी कालोनियाँ 4020/-र. सी एवं डी कालोनियाँ 1610/-र. ई एक एवं जो कालोनियाँ 50 वर्ग मी. से अधिक के आकार के प्लॉट वाली 805/-र. ई एक एवं जो कालोनियाँ 50 वर्ग मी. तक के आकार के प्लॉट वाली 564/-र. (ख) संश्लेषित से अधिक परंतु अनुमेय ऊँचाई (23.7.98 के अनुसार) के अंदर अतिरिक्त कवरेज ए एवं बी कालोनियाँ 4375/-र.

			<p>सी एवं डी कालोनियों 1750/-रु. ई. एफ. एवं जी. कालोनियों 50 वर्ग मी. से अधिक के आकार के प्लॉट वाली 875/-रु. ई. एफ. एवं जी. कालोनियों 50 वर्ग मी. तक के आकार के प्लॉट वाली 613/-रु. (ग) 23.07.98 के अनुसार अनुमेय ऊँचाई से अधिक लेकिन 15 मी. के अंदर अतिरिक्त कवररेज ए एवं बी कालोनियों 4900/-रु. सी एवं डी कालोनियों 1960/-रु. ई. एफ. एवं जी. कालोनियों 50 वर्ग मी. से अधिक के आकार के प्लॉट वाली 980/-रु. ई. एफ. एवं जी कालोनियों 50 वर्ग मी. तक के आकार के प्लॉट वाली 686/-रु.</p>
	(ख) आवासीय सम्पत्तियाँ मिश्रित उपयोग के अन्तर्गत बेसमेंट सहित ।	प्रभार वही होंगे, जो बेसमेंट के ऊपर बने हुए तलों के लिए अधिसूचित हैं ।	<p>संस्वीकृत से अधिक किंतु अनुमेय ऊँचाई (23.7.98 के अनुसार) के अंदर अतिरिक्त कवररेज के लिए दरें-प्लॉट पर अतिरिक्त अनुमेय क्षेत्र के परिणामस्वरूप व्यावसायिक/वाणिज्यिक कार्यों के लिए तहखाने का उपयोग ए एवं बी कालोनियों 4375/-रु. सी एवं डी कालोनियों 1750/-रु. ई. एफ. एवं जी कालोनियों (50 वर्ग मी.) से अधिक के प्लॉटों के लिए) 875/-रु. ई. एफ. एवं जी कालोनियों (50 वर्ग मी. तक के प्लॉटों के लिए) 613/-रु. आवेदक को एफ.ए.आर. प्रभारों के अलावा मिश्रित भूमि उपयोग प्रभारों का भुगतान करना होगा ।</p>
2	(ग) दि.वि.प्रा. द्वारा आबंटित सहकारी समूह आवास सोसायटियों के लिए अतिरिक्त एफ.ए. आर. प्रभार ।	वर्ष 2006-07 और 2007-08 दोनों के लिए अधिसूचना दिनांक 20.11.2006 के पैरा 5.2 के अंतर्गत आवासीय सम्पत्तियों की दरों की समतुल्य दरें ।	ऊपर क्रम संख्या-1 में दी गई दरों के समान ।
3	(घ) नई दिल्ली नगर	दिल्ली नगर निगम की	नया निर्माण कार्य-

	हेतु उपयोग परिवर्तन प्रकार ।		
8	संस्वीकृति के बिना अतिरिक्त एफ.ए.आर. का लाभ उठाने हेतु जुर्माना ।	व्यावसायिक/औद्योगिक/सांस्थानिक सम्पत्तियों हेतु-अतिरिक्त एफ.ए.आर. प्रभारों के अलावा 30 प्रतिशत की दर से जुर्माना ।	व्यावसायिक/औद्योगिक/सांस्थानिक सम्पत्तियों हेतु-अतिरिक्त एफ.ए.आर. प्रभारों के अलावा जुर्माने के रूप में 30 प्रतिशत ।

ये दरें केन्द्र सरकार के अनुमोदन से आगे संगोपित/अधिसूचित किये जाने तक लागू रहेंगी ।

[नं. भा. 20(4)05/एम.पी./पार्ट-II/पार्ट]

शिव मोहन बंसल, प्रधान अध्युक्त एवं सचिव

**DELHI DEVELOPMENT AUTHORITY
NOTIFICATION**

New Delhi, the 23rd December, 2008

Fixation of rates to be applied for use conversion, mixed land use and other charges for enhanced FAR arising out of MPD 2021

S.O. 2955(E).—In exercise of powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following Regulations in pursuance to Notification No. S.O. 2432(E) dated 10th October, 2008 :

S.No.	Item	Recommendation of the Ministry	Rates worked out on the basis of the recommendations of the Ministry. (Rates in Rs. Per sqm)
1.	(a) : Residential properties including for basement under Mixed Use – rates of payment of betterment levy/additional FAR charges for new construction and penalty/compounding/special compounding charges for regularization of unauthorized construction	As per notification of 20.11.06 which was applicable for 2006-07 to be made applicable for 2007-08.	The following rates as per notification dt.20.11.2006 which was applicable for 2006-07 to be made applicable for 2007-08, the same are as under: (1) New Construction: A & B colonies Rs. 3500/- C & D colonies Rs. 1400/- E, F & G colonies with plot size more than 50 sqm Rs. 700/- E, F & G colonies with plot size upto 50 sqm Rs. 490/- (2) Regularization of unauthorized construction: (a) Additional Coverage within sanctioned height. A & B colonies Rs. 4020/- C & D colonies Rs. 1610/- E, F & G colonies with plot

			<p>size more than 50 sqm Rs. 805/- E, F & G colonies with plot size upto 50 sqm Rs. 564/- (b) Additional Coverage above sanctioned but within permissible height (as per 23.7.98) A & B colonies Rs. 4375/- C & D colonies Rs. 1750/- E, F & G colonies with plot size more than 50 sqm Rs. 875/- E, F & G colonies with plot size upto 50 sqm Rs. 613/- (c) Additional Coverage beyond permissible height as per 23.07.98 but within 15 metres . A & B colonies Rs. 4900/- C & D colonies Rs. 1960/- E, F & G colonies with plot size more than 50 sqm Rs. 980/- E, F & G colonies with plot size upto 50 sqm Rs. 686/-</p>
	<p>b): Residential properties including for basement under Mixed Use</p>	<p>The charges to remain the same as notified for the floors above the basement.</p>	<p>The rates for additional coverage above sanctioned but within permissible height (as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot: A & B colonies Rs. 4375/- C & D colonies Rs. 1750/- E, F & G colonies (for plots more than 50 sqm) Rs. 875/- E, F & G colonies (for plots upto 50 sqm) Rs. 613/- The applicant is liable to pay mixed land use charges in addition to FAR charges.</p>
<p>2.</p>	<p>(c): Additional FAR charges for Cooperative Group Housing Societies allotted by DDA</p>	<p>To be at par with rates for residential properties under para 5.2 of notification dt. 20.11.06 both for 2006-07 and 2007-08.</p>	<p>Same rates for 2006-07 & 2007-08 as given in S.No.1 above.</p>

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3.	(d): Rates for betterment/levy additional FAR charges and penalty/compounding charges/special compounding charges for NDMC residential areas	At par with the rate of 'A' category of MCD colonies.	(1) <u>New Construction</u> : Rs.3500/- (2) <u>Regularization of unauthorized construction</u> : (a) Additional Coverage within sanctioned height. Rs.4020/- (b) Additional Coverage above sanctioned but within permissible height (as per 23.7.98) Rs.4375/- (c) Additional Coverage Beyond permissible height as per 23.07.98 but within 15 metres Rs.4900/-
4.	(e): Rates for additional FAR for commercial properties (excluding hotel and parking plots)	50% of the updated last year zonal average auction rate.	Central, South & Dwarka North, East, West & Rohini Rs.83130/- Narela Rs.54825/- Rs.16249/-
5.	(f) Additional FAR charges for industrial plots	To be determined as 50% of the updated previous ZAAR on the lines of addl. FAR charges for commercial properties.	South & Dwarka East, West, North & Rohini Rs.20590/- Narela Rs.14341/- Rs. 9750/-
6.	(g) Additional FAR charges for Institutional Plots i.e. including hospital plots.	@ 50% of the updated zonal market rate of institutional properties for those disposed by auction as well as for those properties which were allotted to private parties. This is not applicable to those institutions which were allotted land @ Re.1/- for whom no such charges is recommended.	South & Dwarka North, East, West & Rohini Rs. 29525/- Narela Rs.13008/- Rs. 9691/- This is not applicable to those institutions which were allotted land @ Re.1/- for whom no such charge is recommended.
7.	(h): Use conversion charges for change of land use from 'industrial' to 'commercial' for commercial activities including Banquet Halls	Rate structure given as follows: One time conversion charge =25% of (present commercial rate minus present industrial rate)	The use conversion charges for 2007-08 for the built up area shall be as under: Central, South & Dwarka North, East, West & Rohini Rs.31270/- Narela Rs. 20242/- Rs. 3250/-

B.	Penalty for availing additional FAR without sanction	For commercial/ industrial/ institutional properties @30% as penalty over and above addl. FAR charges.	For commercial/industrial/institutional properties, @ 30% as penalty over and above additional FAR charges.
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[No. F. 20(4)05/MP/Pl-II/Pl]
V.M. BANSAL, Pr. Commissioner-cum-Secy.

-4228/c-

Annexure "C-1"					
(Rate in ₹ / sqmtr)					
Use Conversion Charges					
Category of the locality	Minimum rates for valuation of land for residential use (Circle rates)	One time use conversion charges on Mixed Land Use /Commercial streets			One time use conversion charges for shop cum Residence, plots/ complexes later designated as LSCs (3.63 times of Col.3)
		For Retail Shops	Other Activites	For Professional Activities & Services	
1	2	3	4	5	6
A	774000	6136	3064	1536	22274
B	245520				
C	159840	4088	2048	1024	14839
D	127680				
E	70080	1536	768	384	5576
F	56640				
G	46200				
H	23280				

- NB
1. For areas falling under mixed land use or commercial use streets in New Delhi Municipal Council, the applicable use conversion charges would be twice the rates shown in col. 3, 4 or 5, as the case may be, as applicable for A & B category except villages and Rehabilitation colonies.
 2. For regularisation of FAR beyond permissible limit, leviable use conversion charges would be 1.5 times.
 3. These rates will remain in force for a period of six month, thereafter these will be reviewed.

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2/12/2011

Additional FAR Charges						
(Rate in ₹ / sqmtr)						
Category of the locality	Minimum rates for valuation of land for residential use as notified by GNCTD (Circle rates)	Range of Addl. FAR charges as notified for different parameters on 23.12.2008	Mean rate of Col.3	Revised Additional FAR Charges		
				For residential/Mixed use/commercial streets [2.1 times of Col.4 in line with the Addl.FAR rates as proposed in r/o industrial to residential policy* (linked to CII)]	For LSC,CSC and shop-cum-residence (2 times of Col.5) *	For Community Centres, District Centres and Metropolitan City Centres (2 times of Col. 6) *
1	2	3	4	5	6	7
A	774000	3500-4900	4200	8820	17640	35280
B	245520					
C	159840	1400-1960	1680	3528	7056	14112
D	127680					
E	70080	700-980 (>50 sq.mtr)	840 (> 50 sq.mtr)	1764 (> 50 sq.mtr)	3528	7056
F	56640					
G	46200					
H	23280	490-686 (upto 50 sq.mtr)	588 (upto 50 sq.mtr)	1235 (upto 50 sq.mtr.)		

* A window period of six months from the date of notification may be allowed to owners on residential/Mixed land use/commercial streets to avail the FAR at the rates shown in Col. 4 whereafter the applicable FAR charges will be payable as shown in Col.5.

ITEM NO. 22/2018

SUBJECT: PROPOSED NORMS FOR REDEVELOPMENT OF GODOWNS CLUSTERS EXISTING IN NON-CONFORMING AREAS - AS A MODIFICATION TO MPD - 2021

F.3(84)2010/MP

1.0 BACKGROUND

- 1.1 The proposal regarding *Proposed Norms for Redevelopment of Godowns Clusters existing in Non-Conforming Areas - as a modification to MPD - 2021* was approved by the Authority in its meeting held on 27.02.2018 vide Item no. 06/2018.
- 1.2 Based on the above approval of the Authority, the matter was forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of final notification under Section 11-A of DD Act-1957.
- 1.3 Hon'ble Supreme Court in WP(C) No. 4677/1985 titled as MC Mehta Vs. UOI & Ors. had given the following directions:
"... that being the position, further progress in the Amendment of the Master Plan is stayed"
In view of the above, the modifications as proposed could not be notified.
- 1.4 The Hon'ble Supreme Court vide its orders dated 15.05.2018 in the above court case directed Govt. of India to put up the modifications proposed by DDA in public domain for another period of 15 days, giving opportunity to the public to give objections / suggestions on the proposed modifications. After that period of 15 days is over, the Central Government will meaningfully consider and address the objections and make necessary modifications, as deemed appropriate.
- 1.5 In compliance of the above orders of Hon'ble Supreme Court and directions received from the Ministry of Housing and Urban Affairs, Govt. of India, the *Proposed Norms for Redevelopment of Godowns Clusters existing in Non-Conforming Areas - as a modification to MPD - 2021* was put up in public domain vide Gazette Notification S.O. 2152 (E) dt. 26.05.2018, inviting suggestions / objections for fifteen days i.e. upto 9th June 2018 from general public.

1.6 In response to the above public notice, 115 objections / suggestions were received within the stipulated time period of 15 days. All the objections/ suggestions were placed before the Board of Enquiry and Hearing in its meeting held on 12th, 13th & 14th June, 2018. Board also heard 51 numbers of oral submissions comprising of individuals, RWAs, Traders Associations, NGOs and public representatives who submitted their objections / suggestions on the above dates.

1.7 In view of various suggestions / observations given by the individuals, RWAs, Traders Associations, NGOs, public representatives etc. and taking into consideration the ground realities the Board gave its recommendations. The minutes of the meeting is annexed as *Annexure-II*.

2.0 PROPOSAL

2.1 The recommendations of the Board have been suitably incorporated in the proposal and the modified proposal is annexed as *Annexure I*.

3.0 Recommendation

3.1 The proposal as contained in para 2.0 above is placed before the Authority for its approval. After approval, the proposal shall be forwarded to the Ministry of Housing and Urban Affairs, Govt for its consideration and final notification under Section 11 A of DD Act, 1957.

RESOLUTION

The proposal contained in the agenda item was approved with the following modifications:

In Para 6.4.1 (v) of the proposal (Annexure I) be modified as under:

"v. Owners of stand alone godowns need to get the plans 30.0 m will have to shift to the other conforming areas / godown clusters within this one year. Such godowns said time period."

The matter be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Shri Somnath Bharti made the observation w.r.t. proposal contained in Para 6.4.2.1 (Table) for increase in FAR proportionate to the height. The suggestion of Shri Somnath Bharti was not agreed to in view of the risk based classification as per UBBL 2016.

Proposed norms for redevelopment of Godowns clusters existing in non-conforming areas to be inserted as new Para 6.4 in Chapter 6 - Wholesale Trade as a modification to MPD - 2021

6.4 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS

The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of "policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing Godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

6.4.1 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

6.4.1.1 Stand alone Godown plots which do not form part of any cluster shall be governed with the following conditions:

- i. Stand alone godowns (storage of non polluting / non hazardous materials) shall be allowed only which are having direct access from minimum 30 mtr ROW road.
- ii. In village abadi (laldora area) and extended laldora areas, storage godowns of non-polluting / non-hazardous materials shall be allowed only which are having direct access from
 - a. 9 mtr. RoW with plot size upto 300 sq.m (7.5 mtr. in case the road is defined / approved by the revenue deptt.)
 - b. 12 mtr. RoW for plot size above 300 sqm .
- iii. These godowns shall be allowed subject to fulfillment of parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD.
- iv. The loading / unloading facility from the vehicles shall be provided within the plot.
- v. Owners of stand alone godowns needs to get the plans approved within one year period from the date of this notification. The owners of plots falling in non-conforming areas and existing godowns located on less than 30.0 m will have to shift to the other conforming areas / godown clusters.

Such godowns functioning in non-conforming areas shall have to close down within the above said time period.

- 6.4.1.2 Non-conforming clusters of godowns / warehousing activities of minimum 2 Ha. contiguous area and having concentration of more than 55 percent of the plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys. After notification of such clusters by the local bodies / GNCTD, the redevelopment scheme will have to be prepared by the society (to be formed by the land owners) based on following norms / conditions and thereafter approval by concerned local body.
- i) The cluster should have direct access from a road of minimum 30mt RoW.
 - ii) Formation of group or society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
 - iii) Amalgamation and reconstitution of plots shall be permissible for redevelopment within the scheme area.
 - iv) Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the society, the identified clusters will be processed for change of land use on receiving the proposal from local body.
 - v) Other stipulations shall include:
 - a) About 10% **area** is to be reserved for circulation / roads / service lanes.
 - b) About 10% **area** of semi permeable surface for common parking, idle parking and loading / unloading areas.
 - c) About 10% of the area to be reserved for associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, **lodging** and Boarding and informal market areas etc. as per the norms.
 - d) Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.
 - e) About 8% of the area shall be reserved for parks / green buffer.
 - f) Utilities such as ESS, underground water storage tank, rain water harvesting system, solar heating / lighting systems etc. will be provided within the plot.

- g) All plots within the scheme should have direct access from road of minimum 12 mts RoW.
- vi) Other provisions / development control norms shall be applicable as prescribed.
Note: Subject to availability of land for these facility mentioned at v) (a, b, c, e) within godown cluster or in the surrounding area be considered.
- vii) Requisite conversion charges and any other levies as decided by the Government from time to time (wherever applicable) would be required to be paid to the concerned Authority.
- viii) Redevelopment plans of individual clusters will have to be prepared by the society and thereafter approved by the concerned local authority / MCD. The redevelopment shall be completed within three years from the date of approval of the plans.
- ix) Clusters, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and these godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

6.4.2 OTHER CONDITIONS

6.4.2.1. Development control norms for the godown plot incorporating the risk based classification as per Table 3.2 of UBBL 2016, shall be as follows:

Plot Size (in sq m)	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 500	70	140	Below 15 m	- Common parking to be provided in case of plots upto 300 sq.m. - 3 ECS / 100 sq.m. of floor area for plots above 300 sq.m.
Above 500 - 2000	60	120	Below 15 m	
Above 2000 - upto 10,000	50	100	Below 15 m	
Above 10,000	40	80	Below 15 m	

Notes:

- Wherever the building regulations are given for different categories of plots, the covered area and the floor area shall in no case be less than the permissible

- covered area and floor area respectively for the largest size of plot in the lower category.*
2. *Conformity to fire safety norms based on Risk based classification as per UBBL 2016; Delhi Fire Services Act.*
 3. *Common parking shall be provided for plots up to 300sqmt. size and front setback shall be provided without boundary wall for use of parking and loading / unloading purposes.*
 4. *For plots above 300 sq.m, provision for parking and loading / unloading shall be made by the owners within their plots.*
 5. *Provision / use of basement shall be as per the stipulations of MPD-2021.*
 6. *Workroom / Office (not exceeding 25% of the permissible FAR) related to godown activity within godown premises shall be allowed in a covered permanent structure with proper arrangements of dust and pollution control subject to clearance from statutory bodies.*
- 6.4.2.2. The remaining plot owners shall be allowed to continue with existing use or conversion to godowns or any permissible use as per provisions stipulated in the MPD / UBBL / policy guidelines and after obtaining clearances / permissions from all statutory bodies.
- 6.4.2.3. All the Redevelopment Schemes under these guidelines shall conform to all the statutory provisions and Master Plan stipulations / UBBL, 2016.
- 6.4.2.4. The concerned local body and the stakeholders will work out the mechanism for the recovery of stipulated levies / charges.
- 6.4.2.5. In case of surrender of land for road widening, the FAR of the original plot will be permissible.
- 6.4.2.6. The implementation of these regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.
- 6.4.2.7. The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-0), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

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DELHI DEVELOPMENT AUTHORITY
NEW DELHI

No. F 3(84)2010/MP/

Date: 15.06.2018

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 12.06.2018, 13.06.2018 and 14.06.2018 with reference to "Proposed Norms for Redevelopment of Godowns Clusters existing in Non-Conforming Areas - as a modification to MPD - 2021".

The Delhi Development Authority (DDA) in the month of February 2018 processed modifications in MPD-2021 w.r.t Norms for Redevelopment of Godown Clusters Existing in Non-Conforming Areas under Chapter 6 Wholesale Trade, under Section-11(A) of Delhi Development Act, 1957 and had submitted the same to the Ministry of Housing & Urban Affairs, Govt. of India for approval and notification. However, because of stay order dated 06.03.2018 of Hon'ble Supreme Court in WP(C) No. 4677/1985 titled as MC Mehta Vs. UOI & Ors., the same could not be notified.

The Hon'ble Supreme Court vide its orders dated 15.05.2018 in the above court case directed Govt. of India to put up the modifications proposed by DDA in public domain for another period of 15 days, giving opportunity to the public to give objections / suggestions on the proposed modifications. Therefore, in compliance of the orders of Hon'ble Supreme Court and directions received from the Ministry of Housing and Urban Affairs, Govt. of India, the **Proposed Norms for Redevelopment of Godowns Clusters existing in Non-Conforming Areas - as a modification to MPD - 2021** was put up in public domain vide Gazette Notification S.O. 2152 (E) dt. 26.05.2018, inviting suggestions / objections on 26th May, 2018 for fifteen days i.e. upto 9th June 2018.

In response to the public notice, 115 numbers of objections / suggestions were received within the stipulated time period (including duplicates). Above objections / suggestions were placed before the Board of Enquiry and Hearing. The Board also heard 51 numbers of the oral submissions comprising of individuals, RWAs, Traders Associations, NGOs and public representatives who submitted their objections / suggestions on 12th, 13th and 14th June, 2018. List of members / officers and applicants present during the hearing is enclosed.

The gist of various issues raised by the stakeholders before the Board as well as in the representations received and observations of the Board thereon are as follows:

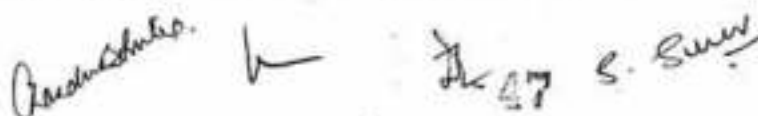
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Sl. No.	Gist of Issues	Observations
1.	Village (Abadi) wherein more than 70% of the area is under commercial use or small scale industrial use, those areas should be declared as commercial / industrial area.	Various industrial activities are already permitted in Villages (Abadi) as per Table 7.1 of Chapter-7 Industry in MPD-2021. This is not covered in the mandate of presently advertised public notice.
2.	Condition of shifting of godowns to other conforming areas needs to be relaxed as the villagers do not have any other option to shift elsewhere. Therefore, existing godowns may be allowed in "as-is-where-is" basis on payment of rates to be notified.	Taking into consideration the various factors affecting environment, traffic congestion, availability of physical infrastructure and security & safety etc., the regularisation of godowns not conforming to the conditions laid down in the proposal shall not be advisable.
3.	The approach road to the cluster should be allowed as 10 metre instead of 12 metre and the direct access road for standalone godowns should be reduced to 12 m from 30 m.	The road widths proposed to be have already been reduced from 18m to 12m. Any further reduction in the road width may lead to traffic congestion and will result in pollution & traffic jams and cause inconvenience to the population of that area and road users. Further reduction in road width is therefore not desirable considering the movement of heavy vehicles / trucks carrying large volumes of goods.
4.	During the chakbandi (consolidation) in the villages, the 5 m to 7 m road has been kept on which mixed use / industrial and commercial activities were permitted. As such old godowns / warehouses should be permitted on 7 m wide road instead of 12 m.	The following is observed for these issues as per existing provisions of MPD-2021: <ul style="list-style-type: none"> • As per MPD-2021, land use of Village Abadi (Lal Dora / firni) and Extended Lal Dora located in any use zone is residential. • Mixed use activities in the urban village areas are already permitted with certain conditions laid down in Chapter-15: Mixed Use Regulation of MPD-2021. • As per <i>Building Regulations for Special Areas, Unauthorised Regularized colonies and Village Abadis, 2010</i>, Mixed Use Regulation of MPD-2021 is also applicable to village abadis (Lal dora).
5.	To modify the S. No (v) under Sub-clause 8(2) in Chapter 17 of MPD-2021 so that mixed use is permitted in the Lal dora & Extended Lal Dora.	
6.	Godown cum factories, commercial and industrial activities in urbanized villages / non - conforming areas which	Appropriate changes as suggested can be incorporated in the proposed modifications.



Sl. No.	Gist of Issues	Observations
	are non - polluting, non - hazardous and falling on 7 meters must be regularized.	
7.	Shops and showrooms may be included in the proposal of redevelopment of godowns on agricultural land which are situated on roads 12m wide or more. The showrooms / shop are in the foreground and godowns in the background and the same cannot be separated due to the nature of business.	The provision of workroom and offices are being considered, rest are commercial uses so cannot be considered.
8.	House hold industries should be given 15 KW power and should allow 15-20 workers.	This does not form a part of godown schemes, however, proposal has already been considered appropriately and approved by the Authority in its meeting held on 27.02.2018 for processing modifications in MPD-2021 and inviting objections / suggestions from public under Section 11A of DD Act, 1957.
9.	Re-categorization of the plot sizes under clause C (i) Slabs of plot size to be added such as 500- 1000 sq mt, 1000 to 2000 sq mt.	Suggestion for re-categorization of the plot sizes made by the applicants has already been discussed by the Committee constituted under EM , DDA by the Authority wherein the existing provisions have been agreed to.
10.	The maximum ground coverage should be increased to 80, 70, 65 and 60 respectively for above different categories of plots.	
11.	The proposal for redevelopment of godown clusters and stand alone godowns is totally against the spirit and scheme of planned development and should not be allowed at all.	Existing godowns have been functioning to meet community needs, for storage of grains, pulses, fruits, vegetables and other agricultural products. Some of the godowns are functioning for the storage / safekeeping and easy distribution of products or goods like IT products, clothings, raw materials etc. for more than 2 decades. As per NCT Laws (Special Provisions), 2011, The godown clusters prior to 07.02.2007 are protected for any punitive action till the policy is prepared. In view of above and due to paucity of land in planned areas and considering the needs of the people of Delhi, immediate shifting of godowns
12.	The integrated freight complexes should be developed in Delhi and warehousing should be relocated in them.	






Sl. No.	Gist of Issues	Observations
		may not be possible.
13.	Few typographical errors and ambiguity has been pointed out within the clauses.	Corrections and appropriate changes as suggested can be incorporated in the proposed modifications.
14.	<p>Other issues</p> <ul style="list-style-type: none"> • Updation of land records after consolidation. • Gram Sabha land to be utilized for the facilities should be for the village residents only. • Allowing / regularizing of various other activities other than Godowns existing in villages (laldora / extended laldora areas) • Relief to the retail shops / shopkeepers those are running their business in the unauthorized colonies in Delhi which are also on the agricultural land. • Declaration of Mundka - North area for Industries and Godowns/ warehousing use. • Lal Dora areas and extended Lal Dora areas should not be covered under UBBL-2016. • In Gurugram, 80% of Ground Coverage with good amount of FAR is allowed in Godowns and the same should be done in Delhi. 	All such issues are outside the scope of the Public Notice under consideration

Recommendation:

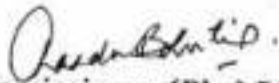
In view of above and taking into consideration the ground realities, the Board recommended the proposal as contained in the public notice issued vide S.O. 2152 (E) dated 26.05.2018 may further be processed with following modifications / additions:

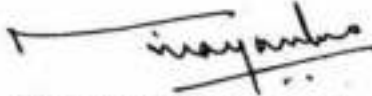
- i. In village abadi (laldora area) and extended laldora areas, storage godowns of non-polluting / non-hazardous materials shall be allowed only which are having direct access from
 - a. 9 mtr. RoW with plot size upto 300 sq.m. except where the road is defined 7.5 mtr. or approved by the revenue deptt.
 - b. 12 mtr. RoW for plot size above 300 sqm .
- ii. Owners of stand alone godowns needs to get the plans approved within one year period from the date of this notification. The owners of plots falling in non-

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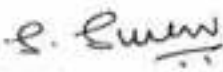
- conforming areas and existing godowns located on less than 30.0 m will have to shift to the other conforming areas / godown clusters. Such godowns functioning in non-conforming areas shall have to close down within the above said time period.
- iii. About 10% of the area in clusters of godowns to be reserved for associated infrastructure requirement such as Electric Sub-stations(ESS), Fire Station, Police Post, servicing, lodging and Boarding and informal market areas, etc. as per the norms.
 - iv. Utilities such as ESS, underground water storage tank, rain water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
 - v. Workroom / Office (not exceeding 25% of the permissible FAR) related to godown activity within godown premises shall be allowed in a covered permanent structure with proper arrangements of dust and pollution control subject to clearance from statutory bodies.
 - vi. The godown owners voluntarily coming forward for redevelopment of their clusters should form societies for a wider participation.
 - vii. The remaining plot owners falling in the cluster shall be allowed to continue with existing use or conversion to godowns or any permissible use as per provisions stipulated in the MPD / UBBL / policy guidelines and after obtaining clearances / permissions from all statutory bodies.


The above recommendations be appropriately incorporated in the proposal by the Planning department to put up before the Authority. Since some of the issues raised are not connected with the current public notice, the matter be examined separately under appropriate provisions of MPD-2021 and DD Act, 1957.


 Addl. Commissioner (Plg.) DDA
 (Convener & Secretary of the
 Board of Enquiry & Hearing)


 Finance Member, DDA
 (Member of the Board of
 Enquiry & Hearing)


 Sh. Vijender Gupta, MLA
 (Member of the Board of
 Enquiry & Hearing)


 Chief Planner, TCPO, GoI
 (Member of the Board of
 Enquiry & Hearing)


 Engineer Member, DDA
 (Chairman of the Board
 of Enquiry & Hearing)

ITEM NO. 23/2018

SUB: DRAFT REGULATIONS FOR ENABLING THE PLANNED DEVELOPMENT OF PRIVATELY OWNED LANDS

File No. F.15(12)2017/MP

1.0 BACKGROUND

- 1.1 Proposed policy to enable planned development of privately owned lands in Delhi was approved by the Authority in its meeting held on 21.12.2017 and was forwarded to the Ministry of Housing and Urban Affairs (MoHUA), Govt. of India for concurrence. In response to the above proposal of DDA, MoHUA, Gol conveyed its following observations vide letter F. No. K-12011/3/2018-DD-1 dt. 04 May 2018:
"Accordingly, the proposal is returned herewith the observations that necessary action in the matter is required to be taken by DDA at their end."
- 1.2 In view of the observations of MoHUA, Gol, the approved policy was circulated to all concerned local bodies and other government departments for information vide DDA circular no. F.3(33)2012/MP/Pt.II/D-77 dt. 01.06.2018.
- 1.3 Simultaneously, in order to operationalise the above policy, the formulation of **"Regulations for Enabling the Planned Development of Privately Owned Lands"** was taken up under Section 57 of Delhi Development Act, 1957. The draft regulations were approved by the Authority in its meeting held on 21.12.2017 vide Item No. 79 / 2017.
- 1.4 As approved by the Authority, in order to make the Regulations people friendly, widely acceptable and transparent, a Public Notice w.r.t. the draft regulations was published in the daily newspapers on 13.01.2018 and the draft regulations were put up in public domain for 30 days for inviting observations / views / suggestions from the stakeholders and public.
- 1.5 A MOU has been signed between DDA and National Institute of Urban Affairs (NIUA) wherein the review of the policy for privately owned lands is a part of scope of work. Therefore, all the representations / suggestions received were forwarded to the NIUA for its comments / observations in March 2018. NIUA vide its letter no. NIUA/MPD/Dir./P-06 dt. 2 April 2018 forwarded the

comments and recommendations on the issues / concerns raised in the representations.

- 1.6 In response to the above public notice, 30 representations / suggestions (excluding duplicate) were received and all the observations / suggestions were placed before the Board of Enquiry and Hearing in its meeting held on 14th June, 2018. Board also heard 26 numbers of oral submissions of individuals who submitted their objections / suggestions on the above dates.
- 1.7 Taking into consideration the ground realities the Board recommended the proposal as contained in the public notice issued on 13.01.2018 may further be processed as per Section 57 of DD Act, 1957, with certain modifications / additions. The minutes of the meeting is annexed as **Annexure-I**.

2.0 PROPOSAL

Based on the recommendations of the Board, the draft regulations has been prepared and is annexed (**Annexure II**).

- 3.0 The proposal as contained in para 2.0 above is placed before the Authority for its approval. After the approval, the same shall be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and thereafter, for its notification under Section 57 of Delhi Development Act, 1957 by DDA.

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RESOLUTION

The proposal contained in the agenda item was approved with the following modifications:

Para 4.1 of the proposal be re-drafted as follows:

"4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes of that area, if any or as specified in these Regulations."

Para 4.3 of the proposal be re-drafted as follows:

Contd:—

"4.3 Where any land is required for providing governmental or public semi-public use of the private land, the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned."

Para 5.8.2 of the proposal be re-drafted as follows:

"5.8.2 Any portion of land if required for governmental or public semi-public use or for any physical infrastructure (like road, drainage, sewerage, drinking water supply, etc.), the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned."

Para 10.3 of the proposal be re-drafted as follows:

"10.3 The award of the Grievance Redressal Committee (if not acceptable to the owner of the property) shall be referred to an Appellate Committee for this purpose which shall be an independent body like RERA or as decided by the Authority. The decision of the Appellate Committee will be final and binding in this regard."

Para 4.8 and 6.3 of the proposal be deleted.

The matter be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for approval.

**दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
NEW DELHI**

No. F 15(12)2017/MP

Date: 15.06.2018

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 14.06.2018 with reference to "Draft Regulations for Enabling the Planned Development of Privately Owned Lands".

Policy to enable planned development of privately owned lands in Delhi approved by the Authority and circulated to all concerned local bodies and other government departments for information vide DDA circular no. F.3(33)2012/MP/Pt.II/D-77 dt. 01.06.2018.

Simultaneously, in order to operationalise the above policy, the formulation of "Regulations for Enabling the Planned Development of Privately Owned Lands" was taken up under Section 57 of Delhi Development Act, 1957. The draft regulations were approved by the Authority in its meeting held on 21.12.2017 vide Item No. 79 / 2017.

As approved by the Authority, in order to make the Regulations people friendly, widely acceptable and transparent, a Public Notice w.r.t. the draft regulations was published in the daily newspapers on 13.01.2018 and the draft regulations were put up in public domain for 30 days for inviting observations / views / suggestions from the stakeholders and public.

In response to the above public notice, 30 representations / suggestions were received and all the observations / suggestions were placed before the Board of Enquiry and Hearing in its meeting held on 14th June, 2018. Board also heard 15 numbers of oral submissions of individuals who submitted their objections / suggestions on the above date.

The gist of various issues raised by the stakeholders before the Board as well as in the representations received and observations of the Board thereon are as follows:

Sl. No.	Gist of Issues	Observations
1.	Definition of the Private Land should clearly specify that the policy is applicable to freehold lands only.	Definition of private Land policy is self explicit in Para 2.1.3
2.	Layout Plan should not be insisted upon/ should not be pre-requisite for participation in the private land policy.	<ul style="list-style-type: none">Layout plan is essential for the holistic and functional planning of the area and integrating with the requisite infrastructure services and circulationAs per DD Act, 1957, DDA (in the 'development area') and respective local bodies (in the 'non-development area') will be responsible for approval of layout

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Sl. No.	Gist of Issues	Observations
		plan and giving permission on a case to case basis.
3.	Multiple agencies should not be involved in sanctions, as this will cause confusion, complications and delays in processing the matter. There should be a single window clearance system. • Also time lines for all the approvals/ process to be specified.	Already online building plan approval system under 'Ease of Doing Business' is available.
4.	As the development of privately owned lands are governed by the land use/ provisions given in MPD-2021/ ZDP and approved layout plans, the provision of change of land use in the regulations is not understood.	Change of land use / change in the use premise is only limited to the parcels under the category of pre MPD-1962 or falling in the recreational use as clarified in paras 5.8 and 5.11 of the proposed regulations.
5.	Privately owned lands in unauthorized colonies, Lal Dora and extended Lal dora should be permitted to participate under the private land policy.	Approved layout plans are a pre-requisite for grant of permissions by respective local bodies/ DDA. Hence, unauthorized colonies, Lal Dora & Extended Lal Dora are governed by separate policy/regulations and guidelines. Hence it cannot be included in the Policy. The same shall be incorporated under Para 3.2 in the proposed regulations.
6.	Low density residential area (LDRA) to be excluded from the policy.	With the exception of facility corridors within LDRA all other developments will follow the norms set out in the MPD for Low Density residential Plots(LDRP). The same shall be clarified under para 5.3 of the proposed regulations.
7.	Provisions given under para 5.11 is contradictory to the applicability specified in Para 3.1.4 of the Regulations.	The same shall be clarified under Para 5.11 of the proposed regulations.
8.	In case of land parcels having recreational use, the permissible FAR should be calculated on the total plot area. There is no mention of any provision regarding FAR in para 5.11.	
9.	In table under para 5.11.1, the term remunerative component should be clearly defined.	

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Sl. No.	Gist of Issues	Observations
10.	Section 14 of DD Act 1957 is applicable to all the Master Plans i.e. MPD-1962, MPD-2001 & MPD-2021. Therefore, restricting Section 14 only to pre MPD-1962 activities/ uses is not justified.	Activities / uses which were existing prior to MPD 1962 was discontinued after notification of Master Plan. Due to this the development on such lands could not take place as the activities were not in conformity to the prevailing MPD.
11.	Regulations are silent on the type and list of activities permissible in the facility corridors as well as other privately owned lands.	The same shall be clarified in the proposed regulations.
12.	All the required NOCs / applicable charges to be clearly specified in the regulations itself.	<ul style="list-style-type: none"> • Already online building plan approval system is available. • Applicable charges shall be as notified separately with the approval of Govt. from time to time.

Recommendation:

In view of above and taking into consideration the ground realities, the Board recommended the proposal as contained in the public notice dated 13.01.2018 may further be processed as per Section 57 of DD Act, 1957 with following modifications / additions:

1. Under para 2.1.3 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies to be excluded from the policy
2. An additional para to be added for more clarity about the development of land by land owner in Para 4.

4.4 The category / type of development activity shall be in conformity with the existing development on majority of the plots adjacent / surrounding the said land parcel.

3. Use / activities in facility corridors shall be of non - residential in nature as prescribed in MPD-2021. Accordingly, the following may be added in Para 5 of proposed regulations:

5.2.2 Use / activities permitted on such plots shall be non-residential uses like Commercial, Recreational, Public and Semi - Public, Utilities, Service and Repair etc. as permissible under the prevailing Master Plan.

4. Under para 5.9, no physical subdivision of the land pockets should be allowed for the land parcels falling in more than one land use category as per MPD / ZDP.
5. In order to bring uniformity with the para 3.1.4, Para 5.11 may be modified by deleting the words "ZDP".
6. On land parcels under the recreational use under para 5.11, the permissible FAR shall be calculated on the area under the remunerative component only.
7. Under para 5.11.3 change of use premises in the layout plans shall be taken up instead of change of land use in ZDP.
8. A two-stage Grievance Redressal Mechanism will be constituted by the DDA for resolving disputes / grievances at any stage of the Private Land Policy:

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10.1. *Grievance Redressal Committee will be constituted under Commissioner (Plg.), DDA comprising of representatives of Architecture Deptt., DDA, representative of concerned local body (one each of Engineering Deptt. and Planning Deptt.), representative of service providing agency, representative of Finance Wing, DDA with Director (Building), DDA as Convener. The committee may co-opt other members, as and when required on case to case basis*

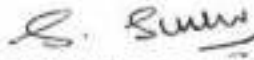
10.2. *The Committee shall address all grievances related to approval of layout / building plan including applicability of development control norms and any other matters related to development.*


10.3. *The award of the Grievance Redressal Committee (if not acceptable to the owner of the property) shall be referred to an Appellate Committee constituted under Vice Chairman, DDA for this purpose. The decision of the Appellate Committee will be final and binding in this regard.*

The above recommendations be appropriately incorporated in the proposal by the Planning department. Since some of the issues raised are not connected with the current public notice, the matter be examined separately under appropriate provisions of MPD-2021 and DD Act, 1957.


Addl. Commissioner (Plg.) DDA
(Convener & Secretary of the
Board of Enquiry & Hearing)


Finance Member, DDA
(Member of the Board of Enquiry
& Hearing)


Chief Planner, TCPO, Gol
(Member of the Board of
Enquiry & Hearing)


Engineer Member, DDA
(Chairman of the Board of
Enquiry & Hearing)

**DELHI DEVELOPMENT AUTHORITY
NOTIFICATION**

S. O. - In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

1. SHORT TITLE AND COMMENCEMENT

- 1.1 These Regulations shall be called "**Regulations for Enabling the Planned Development of Privately Owned Lands**".
- 1.2 These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- 1.3 These Regulations shall be applicable to privately owned lands (as per applicability set out in Clause 3.1 of these Regulations) in National Capital Territory of Delhi and shall come into force with effect from the date of notification.
- 1.4 All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- 1.5 In case of conflict the provisions / stipulations of prevailing MPD shall prevail and these Regulations shall not supercede orders of the Hon'ble Courts, if issued in any specific case,
- 1.6 Any issues relating to the interpretation of these Regulations, shall be referred to the Authority for necessary directions and appropriate action.

2. DEFINITIONS

- 2.1 In these Regulations, unless anything repugnant in the subject or context:
 - 2.1.1 "**Act**" means the Delhi Development Act, 1957 as amended from time to time.
 - 2.1.2 "**Authority**" or "**Delhi Development Authority**" or "**DDA**" means the Delhi Development Authority constituted under section 3 of the Act.

2.1.3 **"Private Land / Privately Owned Land"** means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.

2.1.4 **"Master Plan" or "MPD"** means the Master Plan for Delhi, prepared and approved under the Act, for the time being in force.

2.1.5 **"Competent Authority"** means the Vice Chairman or any other officer/ Committee as nominated by the Vice Chairman in this regard, for grant of permission in notified development areas of the Authority. In case of other local bodies, the Competent Authority would be as notified by the concerned local body as per provisions of the relevant act and orders of the local body for approval of layout plans.

2.2 Other definitions shall be in accordance with the relevant Acts, MPD, Zonal Development Plan (ZDP), UBBL, etc.

3. APPLICABILITY

3.1 These regulations shall **APPLY** to the following types of privately owned land parcels:

3.1.1 Land parcels having activities / uses that were already in existence before the notification of MPD 1962.

3.1.2 Land parcels that were left out and could not form a part of any layout plan / planned development during the implementation of the MPD.

3.1.3 Land parcels that could not be acquired by DDA because:

- a) Acquisition proceedings were challenged by the land owners and quashed by the courts
- b) Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act')

3.1.4 Land parcels assigned 'Recreational use' in the layout plan, resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

- 3.2 These regulations shall **NOT BE APPLICABLE** on the following types of land parcels:
- 3.2.1 Land parcels in Zone 'O'
 - 3.2.2 Land parcels in Notified Green Belt
 - 3.2.3 Land parcels covered under water bodies
 - 3.2.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
 - 3.2.5 Land parcels in Monument Regulated Zones
 - 3.2.6 Land parcels already eligible for land pooling as per the notified Land Policy
 - 3.2.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
 - 3.2.8 Disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub judice. The owner can apply after getting the land free from all legal encumbrances.
- 3.3 These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property.

4. PRE-REQUISITES AND PLANNING REGULATIONS

- 4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes, if any or as specified in these Regulations.
- 4.2 DDA (in the 'development area') / ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. roads and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner).
- 4.3 Where land is required for providing infrastructure, the owner shall surrender the portion(s) of land as determined by DDA/ ULB/ concerned agency, for development to the respective agency. In such cases, the owner shall continue to be eligible to consume the entire FAR permissible on the original plot.

- 4.4 The category / type of development activity shall be in conformity with the existing development on majority of the plots adjacent / surrounding the said land parcel.
- 4.5 Amalgamation, reconstitution and subdivision of plots within the same land use category will be permitted as per the prevailing MPD for the planning purpose.
- 4.6 The landowners shall be responsible for preparing all detailed plans (covering inter-alia, aspects such as site layout, buildings, services), as per the prevailing MPD and ZDP and applicable development controls, for undertaking internal development within their land parcel. Landowners will also be responsible for obtaining all requisite NOCs from concerned agencies and procuring necessary services (electricity, sewerage, water supply, etc.) upon payment of applicable charges to respective service providing agencies.
- 4.7 Request of NOC shall be processed by the respective government department / Urban Local Body / service providing agency in a time bound manner on payment of requisite charges, if any.
- 4.8 Land pocket/s required for effectuation of any approved layout plan / scheme / infrastructure development in an area, shall be acquired by the concerned implementing agency under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.

5. DEVELOPMENT CONTROL NORMS

- 5.1 Land owner shall abide by the development control norms as prescribed in the prevailing MPD and UBBL or specifically mentioned in these regulations, if any.
- 5.2 Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in prevailing MPD/ZDP for Public Semi-Public facilities and District / Commercial Centres (in case of Commercial / Industrial use):
 - 5.2.1 Maximum FAR 150 and Ground Coverage 50% on the total plot area. Of the remaining 50% plot area, 30% shall be developed as Green/ Open Spaces, and 20% for Transportation (roads, parking etc.).
 - 5.2.2 Use / activities permitted on such plots shall be non-residential uses like Commercial, Recreational, Public and Semi - Public, Utilities, Industrial, Service and Repair etc. as permissible under the prevailing Master Plan.

- 5.3 The land parcels falling under "Residential" land use, within Low Density Residential Area (LDRA) shall be governed as per the provisions given under Para 4.4.3 (G) Low density Residential Plot of Chapter 4 in MPD-2021.
- 5.4 Any land pocket being utilized for any specific commercial / PSP activity, for which no development controls have been specified, shall be permitted FAR 120, Ground Coverage of 30% and Height not restricted, subject to approval of statutory authorities or as per surrounding development, whichever is lower. Rest of the development control norms shall be as per prevailing MPD / ZDP and UBBL.
- 5.5 Land parcels falling within the already approved or developed schemes of DDA/ ULBs/ other government bodies shall be in conformity with the surrounding development, irrespective of applicable development control norms. The development of such lands will be governed by the use / activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the planned development around the land parcel.
- 5.6 Privately owned land falling within a layout plan, which has been assigned the use premise namely "Government" or "Utility", the owner shall be allowed to develop any compatible PSP use as per requirement of the neighbourhood with prevailing development control norms. The same shall be subject to NOC from the concerned government agency / authority and change in the layout plan as per standard operating procedure.
- 5.7 Privately owned lands with pre-MPD 1962 activities / use, can choose to continue with the same activity / use provided that all provisions specified in the Regulations are met. The landowner can also opt to develop as per the use specified in the prevailing MPD/ ZDP/ approved layout plan subject to payment of requisite charges.
- 5.8 Any activities / uses existing on privately owned land prior to MPD-1962 will be allowed to continue, irrespective of the land use specified in prevailing MPD/ ZDP, provided their purpose and extent (dimensions, area, FAR, height etc.) remain the same, subject to documentary proof thereof, as contained in proviso to Section 14 of Delhi Development Act, 1957, with the following controls:
- 5.8.1 Activities / uses existing / permitted prior to MPD-1962 for such areas shall be allowed to continue in all compatible land use categories including those the provision stipulated under Chapter 15.0 on Mixed Use Regulations in MPD-2021, if any.

- 5.8.2 Any portion of land if required for infrastructure development (like road, drainage, sewerage, drinking water supply, etc.); has to be surrendered by the owner to the concerned implementing agency. In such cases, the owner shall continue to be eligible to consume the entire FAR permissible on the original plot.
- 5.8.3 Individual cases based on documentary proof and scrutiny shall be approved by the DDA / concerned Local Body.
- 5.8.4 Charges for use conversion shall not be applicable if the use prior to Master Plan 1962 is continued.
- 5.8.5 Local body may levy any other charges to the beneficiaries for the continuation of pre - MPD 1962 activities / uses, if any addition/ alteration is proposed.
- 5.9 Land parcels falling in more than one land use category mentioned in MPD / ZDP, the land owner shall be permitted to utilize the land as an integrated development proportionately as per built-up space permissible in the specific land use / use category (without any physical subdivision of the land pocket).
- 5.10 Land parcel being proposed to be used for multiple use premises shall be considered only for activities permitted in the same specific land use / use category in which the property falls, subject to payment of mixed use charges prescribed by the Government from time to time.
- 5.11 Owners of the privately owned land parcels assigned 'Recreational use' in the approved layout plan shall be permitted to utilize their land as per the following provisions:

5.11.1 The owner shall develop such land based as follows:

Sl. No.	Extent	Percentage to be dedicated / maintained as Green (through tree plantation)	Percentage to be developed by the owner as a remunerative component in accordance with these regulations
1.	Up to 2000 sq. mtr. i.e. 0.2 Ha. (including the first 2000 sq.mts. of the larger plot)	-	100*

2.	0.2 to 5.0 ha.	57	43
3.	5.0 ha. to 10 ha.	65	35
4.	Over 10 ha.	68	32

** Open spaces within the plot to be maintained as "Green"*

5.11.2 FAR shall be permissible on the area under remunerative component (i.e. use / development activity in conformity with the existing development on majority of the plots adjacent / surrounding the said land parcel).

5.11.3 The change of use premise in layout plans (only for the area / portion of land proposed for building development) shall be taken up as laid down procedure, subject to payment of charges and meeting the requirements of compensatory plantation as prescribed by the Government from time to time.

5.11.4 Afforestation / tree plantation on the portion of land to be maintained as green, shall be taken up by the land owner as per guidelines of Forest Deptt., GNCTD/ Central Government for compensatory plantation w.r.t. percentage of land brought under development.

6. PROCEDURE FOR GRANT OF PERMISSION FOR DEVELOPMENT

- 6.1 Owner satisfying the prescribed applicability and conditions laid down in the Regulations, shall submit an application of intent for development on its land to DDA (in 'development areas) or respective ULB (in 'non-development areas'), along with dimensioned survey plan on a scale of 1: 1000 showing the boundaries and dimensions of its land, the locations of existing streets, surrounding buildings and premises etc.
- 6.2 The application shall be processed by DDA/ ULB and the owner/ applicant shall be informed about the details of requisite NOCs/ permissions, documents, applicable charges etc.
- 6.3 Upon granting of permission by DDA/ ULB to develop a privately owned land parcel recognized under these regulations and after the owner has obtained the requisite NOCs from all concerned agencies, DDA / ULB will make the necessary amendments in land use plan, wherever applicable, as per the procedure laid down for 'change of land use' under Delhi Development Act, 1957 or to the layout plans, as the case may be.

- 6.4 Thereafter, the landowner shall prepare the layout plan of their respective land parcels within the provisions of prevailing MPD/ ZDP/ approved layout plans or as specified in these Regulations, as the case may be.
- 6.5 The proposal shall be submitted to the plan sanctioning authority for approval along with all the requisite documents and NOCs from statutory bodies / service providing agencies etc. as the case may be.
- 6.6 The approval of the layout plan submitted by the land owner shall be processed by the concerned plan sanctioning authority in a time bound manner as per its standard operating procedure.
- 6.7 DDA, concerned local bodies and government departments / agencies shall take up necessary amendments in the statutory documents like allotment letters, sale deeds etc. for incorporation of the appropriate use / use premise as per approval granted under these regulations, wherever required.

7. APPLICABLE CHARGES

- 7.1 All requisite charges for the provision of infrastructure which inter alia would include external development charges shall be payable by the owner to the service providers on cost prevailing at the time of development.
- 7.2 The owner shall have to pay conversion charges and all other charges, if any, applicable and prescribed by the Government from time to time.
- 7.3 Payment of all the requisite charges i.e. development / betterment charges, conversion charges etc. as applicable, shall be made by the land owner at the time of processing the case and before taking up of any development activity on its land, or as may be prescribed by the Government from time to time.

8. CONDITION FOR DENIAL / WITHDRAWAL OF PERMISSION

Permission or registration granted under these Regulations can be revoked or suspended by the Authority or the concerned local body in case of violation of any of the conditions under which such permissions / registration was granted.

9. PENAL ACTION

In case of violation of the above said provisions, action shall be taken under the relevant provisions of the Delhi Development Act or Delhi Municipal Corporation Act or any other relevant applicable statute.

10. GRIEVANCE REDRESSAL MECHANISM

- 10.1 Grievance Redressal Committee will be constituted under Commissioner (Plg.), DDA comprising of representatives of Architecture Deptt., DDA, representative of concerned local body (one each of Engineering Deptt. and Planning Deptt.), representative of service providing agency, representative of Finance Wing, DDA with Director (Building), DDA as Convener. The committee may co-opt other members, as and when required on case to case basis
- 10.2 The Committee shall address all grievances related to approval of layout / building plan including applicability of development control norms and any other matters related to development.
- 10.3 The award of the Grievance Redressal Committee (if not acceptable to the owner of the property) shall be referred to an Appellate Committee constituted under Vice Chairman, DDA for this purpose. The decision of the Appellate Committee will be final and binding in this regard.

(-----)
Commissioner - cum - Secretary / DDA
[F.15(12)2017/MP]

ITEM NO. 24/2018

Subject: Proposal for change of land-use of an area measuring 61.546 acres (24.91 ha.) at Tehkhand, Okhla allotted by DDA to SDMC from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility (U 4)' in Planning Zone-F.

[F.3(60)/2005-MP/Pt.]

1.0. BACKGROUND

The proposal for change of land use of land measuring 61.546 acres (approx.) located at Tehkhand, Okhla allotted by DDA to South Delhi Municipal Corporation (SDMC) from (i) 'Residential' (32.245 acres), (ii) 'Commercial, Residential & Recreational' (15.101 acres) & (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility (U 4)' in Planning Zone-F was considered and approved by the Authority for issuance of Public Notice for inviting objections / suggestions under Section 11-A of DD Act 1957 vide Item no. 72/2017 in its meeting held on 21.12.2017. The copy of extracts of minutes of Authority meeting is annexed as **Annexure-'A'**.

2.0 PUBLIC NOTICE

As a follow up action to the decision of the Authority, a public notice was issued in Gazette of India vide S.O. 150 (E), dated 12.01.2018 for inviting public objections/suggestions and in response to the said Public Notice, no objection/suggestion has been received. The copy of the Public Notice is annexed as **Annexure-'B'**.

3.0 MEETING OF BOARD OF ENQUIRY & HEARING

As no objection/suggestion has been received in response to public notice, the meeting of the Board of Enquiry & Hearing (BoEH) for this proposal has not been convened (with the consent of EM, DDA, the chairman of the Board of Enquiry and Hearing vide note dated 27.02.2018).

4.0 UPDATED INFORMATION AS PER MoUD (MoHUA) INSTRUCTIONS:

(i) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is government or private and who is the land owning agency?	The land owning agency is DDA and the site under reference has been allotted by DDA to SDMC.

(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposal has been initiated on the basis of request received from Commissioner, SDMC.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site has been inspected by the officers of South DMC & DDA.
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	As submitted by SDMC the proposal will help in maintaining sanitation needs for the citizens by means of efficient waste management, thereby improving the health indicators and in turn financial betterment of the public.
(v)	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/ policies?	No negative impact is envisaged on the ZDP/MPD.
(vi)	What will be proposal's impact / implications on general public e.g. Law & order etc.?	There will be no impact/implications on general public.
(vii)	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No court case is pending on the site under reference as per available information.

(II) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 04.09.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Background Note indicating the current situation / provisions;	The land measuring 61.546 acres has been requested by SDMC for Solid Waste Management facilities. The land use is partly (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) as per approved Zonal Development Plan of Zone - F and therefore modification is required in the Zonal Development Plan of Zone-F so that this site could be utilized for establishment of Solid Waste Management Facilities under 'Utility'. In view of the above the SDMC requested for processing change of land use stating that the similar nature project at Okhla SLF/Dumpsite notified vide SO 501(E) dated 12.02.2015.

(ii)	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Similar Change of land uses were processed under section 11(A) of DD Act 1957.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal contained in the agenda item was approved and Public Notice inviting objections/suggestions may be issued immediately.
(iv)	How and why the proposal was initiated;	Same as para (ii)(i) above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal is duly examined and submitted by the SDMC for establishment of Solid Waste Management Facilities in the site due to its proximity to existing Okhla SLF/Dumpsite and its accessibility for heavy vehicles, which are required during Operation and Maintenance phase on daily basis.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposed Solid Waste Management Facilities by SDMC in the site to benefit the general public and serve the purpose of efficient Waste Management.
(vii)	How the proposal will benefit in the development and economic growth of the city;	As submitted by SDMC, with rapid urbanization and increase in economic activity, the waste generation is likely to go up in the coming years, and thus the project is of great significance. The proposed utility use of the land under reference will help in maintaining sanitation needs for the citizens by means of efficient waste management, thereby improving the health indicators and consequently, ensuring economic growth of the city.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.

(ix)	What will be the public purpose served by the proposed modification;	The proposed utility use of the land under reference will help in maintaining sanitation needs for the citizens by means of efficient waste management, thereby improving the health indicators and in turn financial betterment of the public.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	No specific people/families/household are affected due to proposed change of land use.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	The proposal is processed as per the provisions of DD Act 1957 as it is not in consonance with Zonal Development Plan of Zone-F under MPD-2021.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No change is required in rules and provisions of Master Plan of Delhi, however this would require processing of change of land use under section 11-A of DD Act 1957.
(xiii)	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The request of SDMC is being processed under Section 11-A of DD Act,1957 in which the Public objections and suggestions were invited and no objection/suggestion received.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries / Departments were taken into account while preparing and examining the proposal.	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer of South DMC is Sh. Dalip Ramnani, Director, DEMS, as the nodal officer (Phone No. 8588888222) and from DDA Dr. K. Srirangan, Director(Plg.) AP-I, is the other concerned officer (Phone No. 23378167).

(III) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 17.06.16:

S.No.	Information sought by MoUD	Point-wise information
(i)	What is the change proposed in MPD 2021/change of land use cases?	The proposed change of land use is from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility (U 4)' in Planning Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	The change of land use is being processed on the request of SDMC to fulfill the utmost need of land for Solid Waste Management facility in the area. The site is partly (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) and therefore modification is required in the Zonal Development Plan of Zone-F and MPD so that this site could be utilized for establishment of Solid Waste Management Facilities under 'Utility'.
(iii)	With the proposed changes / amendments who are going to be benefitted? A tentative statistics of details who will be benefitted should be given.	As estimated by SDMC about 49 Lakh citizens to benefit from the proposed change of land use.
(iv)	How they are going to be benefitted from the proposed amendment / change?	The proposed utility use of the land under reference is to help in maintaining sanitation needs for the citizens by means of efficient waste management, thereby improving the health indicators and in turn financial betterment of the public.
(v)	Any other relevant statistics, details, information, etc which will be useful from the point of view of press release for information to the public at large shall also be given.	As submitted by SDMC with rapid urbanization and increase in economic activity, the waste generation is likely to go up in the coming years. Apart from this, present height of the Okhla SLF/Dump site is much beyond the safe limits and this is the most appropriate location for the purpose of establishing Waste to Energy Plant/ Engineered Land Fill, and thus the change of land use is beneficial.

5.0 PROPOSAL:

Based on the approval of Authority mentioned at Para-1.0 above, the proposed change of land use of the land under reference is as under:

Location	Area (approx.)	Land use as per MPD-2021/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed Change of Landuse of three pockets of land located at Tehkhand, Okhla, in Planning Zone-'F'	Pkt-A = 32.245 acres (13.05 Ha.)	'Residential'	'Utility (U 4)'	North: Bus-Depot/ Recreational (Existing SLF site)/ Existing road 19.0 m.(approx.) wide. South: Recreational. East: Commercial [Warehousing & Depot] (Container Depot) West: Maa Anandmayi Marg / Recreational (Existing SLF site)
	Pkt-B = 15.101 acres (6.11 Ha.)	'Commercial' 'Residential' 'Recreational'		
	Pkt-C = 14.20 acres (5.75 Ha.)	'Commercial (Warehousing & Depot)' & 'Recreational'		
	Total = 61.546 acres (24.91 Ha.)			

The location map is annexed as Annexure-'C'.

The Zonal Development Plan of Zone-'F' showing the tentative location of the site under reference is annexed as Annexure-'D'.

6.0 RECOMMENDATIONS:

The proposal contained in Para-5.0 above is placed before the Authority for approval for further processing under Section 11-A of DD Act, 1957 for final Notification by the MoHUA, Govt. of India.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Hon'ble Lt. Governor, Delhi 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.

763/c 754/c 735/E

ANNEXURE-A

DIARY NO. 25

DATE 3-1-18

आवृत्त (संख्या) वर्ष
क्रमांक P1-02
दिनांक 03/01/18

**DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)**

No. F.2(2)2018/MC/DDA/02

Dated: the 2nd January, 2018

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 21st December, 2017 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 7 days.

J. Toppo

(J. Toppo)
Dy. Director (Meeting Cell)

Encl: As above.

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (LD)
4. Commissioner (Systems)
5. Commissioner (Personnel)
6. Commissioner (Planning)
7. Chief Architect
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)

1. AC - 2
2. Des M/D/C
3. NS
4. All Des (Reg)
31/1/18

2/1/18

Dir/AP) I

Most Urgent Action to be taken for concerned items/issues on top priority. R

DD (P/S) F&B

AD (P)-II

03/01/18

2) PS/AP-2

- 781 put up in F3(60)2015-MP/11. JVL
UPL

35/12/17
87/1/18

Item No. 70/2017

Proposed change of land use of land measuring 9132.35 sq.m. (approx.) from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for "Okhla NSIC Metro Station" near Aastha Kunj at tri-junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-F.
F.20(11)2016-MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 71/2017

Proposed change of land use of DDA land measuring 4240 sq.m. (approx.) located at Govind Puri in Planning Zone-F from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (PS1 - Police Station).
F.20(04)/2017-MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 72/2017

Proposal for change of land use of an area measuring 61.546 acres (24.91 ha.) at Tehkhand Okhla allotted by DDA to SDMC from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility (U 4)' in Planning Zone-F.
F.3(60)2005-MP/Pt.

The proposal contained in the agenda item was approved. Public Notice inviting objections / suggestions may be issued immediately.

Item No. 73/2017

Purchase of 772 EWS category flats and 4192 sq.m. parking space (equivalent to 131 ECS in 1st basement) at Swatantra Bharat Mill, Shivaji Marg from Developer Entity i.e. M/s DLF Home Developers (Pvt.) Ltd.
F.2(07)2017/EWS/Janta/DDA/Pt.1

After detailed discussions, the proposal contained in the agenda item was approved.

1. 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.

Item No.67/2017

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 20.11.2017 at Raj Niwas.
F. 2(2)2017/MC/DDA**

Minutes of the meeting of the Authority held on 20.11.2017 were confirmed as circulated except Item No.55/2017 regarding "Rehabilitation of JJ clusters of Block BG, BH & BJ Shalimar Bagh" which is to be re-examined in the light of letter dated 19.12.2017 of CEO, DUSIB to DDA regarding price of flats, as pointed out by Pr. Secy UD, GNCTD.

Item No. 68/2017

**Proposed change of land use of an area measuring 0.55 ha. (1.354 acres) from 'Commercial' to 'Government (G2)' allotted to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning Zone-D.
F.20(10)2016/MP**

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 69/2017

**Proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of office of the Department of Commerce (DGS&D/Supply), Ministry of Commerce & Industry at plot No.16-A, Akbar Road, New Delhi falling in Planning Zone-D.
F.20(04)2008/MP**

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.



भारत का राजपत्र

The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्रधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 129]

No. 129]

नई दिल्ली, शुक्रवार, जनवरी 12, 2018/पौष 22, 1939

NEW DELHI, FRIDAY, JANUARY 12, 2018/PAUSHA 22, 1939

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 12 जनवरी, 2018

का.आ. 150(अ)—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-‘क’ के अंतर्गत मुख्य योजना-2021/जोन-एफ की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिन्हें जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधनों के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो/कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सार्वजनिक सूचना के जारी होने की तिथि से तीस दिन की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, ‘बी’ ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम और पते के साथ अपना फोन नं., फैक्स नं., मोबाइल नं. और ई-मेल आई.डी. भी दें, जो पठनीय हो।

संशोधन :

अवस्थिति	क्षेत्रफल (लगभग)	दि.गु.सं.- 2021/क्षेत्रीय विकास योजना के अनुसार भूमि उपयोग	जिसमें भूमि उपयोग परिवर्तित किया जाता है	सीमाएँ
योजना जोन-एफ में तेहखण्ड, ओखला स्थित भूमि की तीन पॉकेट के भूमि उपयोग प्रस्तावित परिवर्तन	पॉकेट-ए=32.245 एकड़ (13.05 हेक्टेयर)	‘आवासीय’	उपयोगिता (पृ. 4)	उत्तर: बस डिपो/ मनोरंजनात्मक (विद्यमान सेनेट्री लैंडफिल साइट)/ विद्यमान 19.0 मी. (लगभग) चौड़ी राहक
	पॉकेट-बी=15.101 एकड़ (6.11 हेक्टेयर)	‘व्यावसायिक’, ‘आवासीय’ एवं ‘मनोरंजनात्मक’		दक्षिण: मनोरंजनात्मक व्यावसायिक
	पॉकेट-सी=14.20 एकड़ (5.75 हेक्टेयर)	‘व्यावसायिक’ (वेयर हाउसिंग एवं डिपो) तथा ‘मनोरंजनात्मक’		पूर्व : [वेयर हाउसिंग एवं डिपो] (कॉटेनर डिपो)
	कुल=61.546 एकड़ (24.91 हेक्टेयर)			पश्चिम: मी. जानंदपट्टी मार्ग/मनोरंजनात्मक (विद्यमान सेनेट्री लैंडफिल साइट)

प्रस्तावित संशोधनों को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में उप निदेशक (मुख्य योजना) कार्यालय, छोटी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ/नक्शा दि.वि.प्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ. 3(60)2005/एन.पी./पार्ट]

राजीव गांधी, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
PUBLIC NOTICE

New Delhi, the 12th January, 2018

S.O. 150(E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan-2021/Zonal Development Plan of Zone - F under Section 11-A of DD Act 1957, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this Public Notice. The person making the objection/suggestion should also give his/her name and address in addition to phone no., fax no., mobile no. and e-mail ID which should be legible.

Modifications:

Location	Area (approx.)	Land use as per MPD-2021/ZDP	Land use Changed to	Boundaries
Proposed Change of Landuse of three pockets of land located at Tehkhand, Okhla, in Planning Zone-'F'	Pkt-A = 32.245 acres (13.05 Ha.)	'Residential'	'Utility (U 4)'	North: Bus Depot/ Recreational (Existing SLP site)/ Existing road 19.0 m.(approx.) wide. South: Recreational. East: Commercial [Warehousing & Depot] (Container Depot) West :MaaAnandmayi Marg / Recreational (Existing SLP site)
	Pkt-B = 15.101 acres (6.11 Ha.)	'Commercial', 'Residential' & 'Recreational'		
	Pkt-C = 14.20 acres (5.75 Ha.)	'Commercial (Warehousing & Depot)' & 'Recreational'		
	Total= 61.546 acres (24.91 Ha.)			

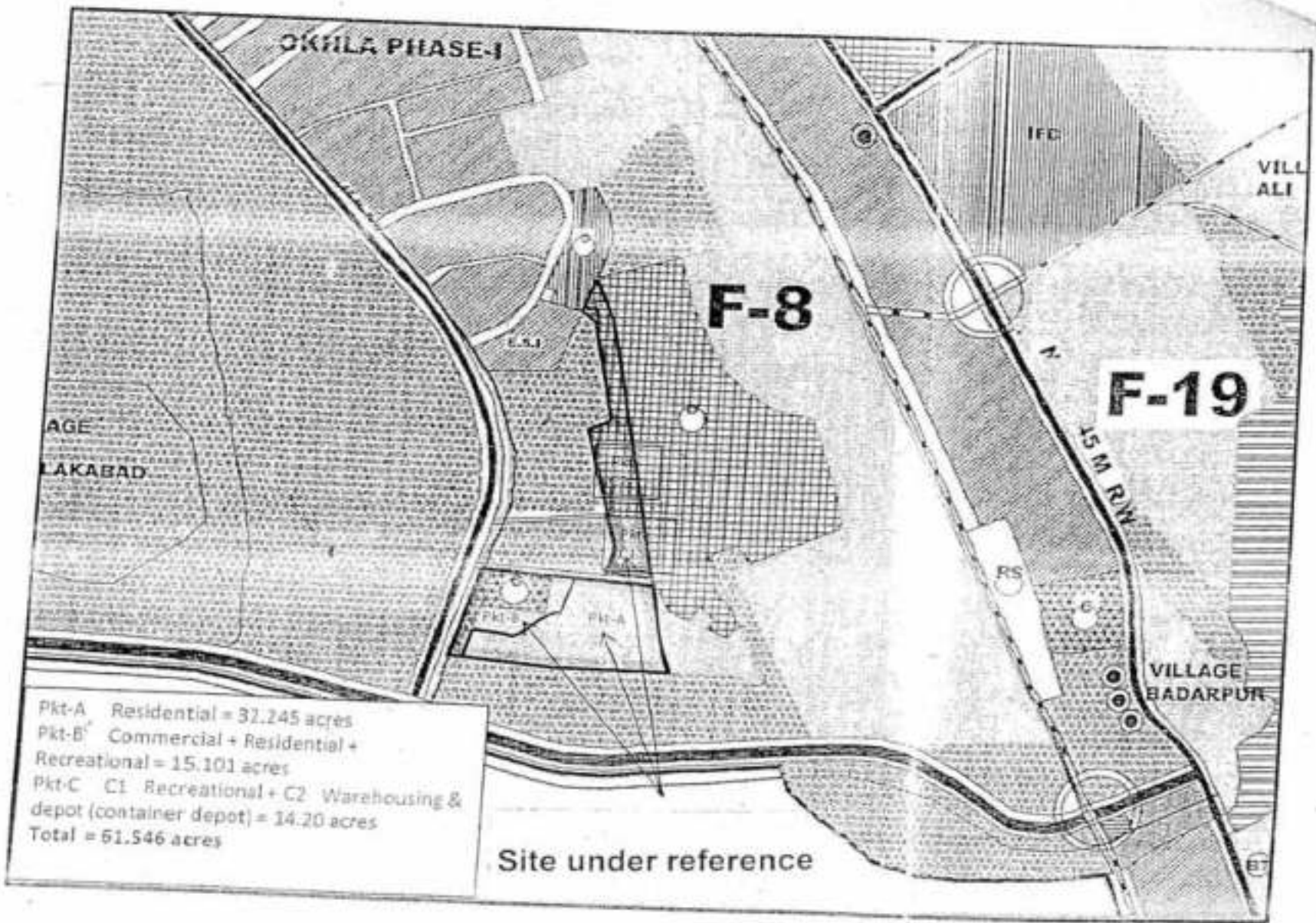
The text/Plan indicating the proposed modifications shall be available for inspection at the office of Dy. Director (MP), DDA, 6th floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred to above. The text/Plan indicating the proposed modifications is also available on DDA's website i.e. www.dda.org.in.

[F. No. F.3 (60)2005/MP/PL]

RAJIV GANDHI, Commissioner-cum-Secy.

RAKESH
SUKUL

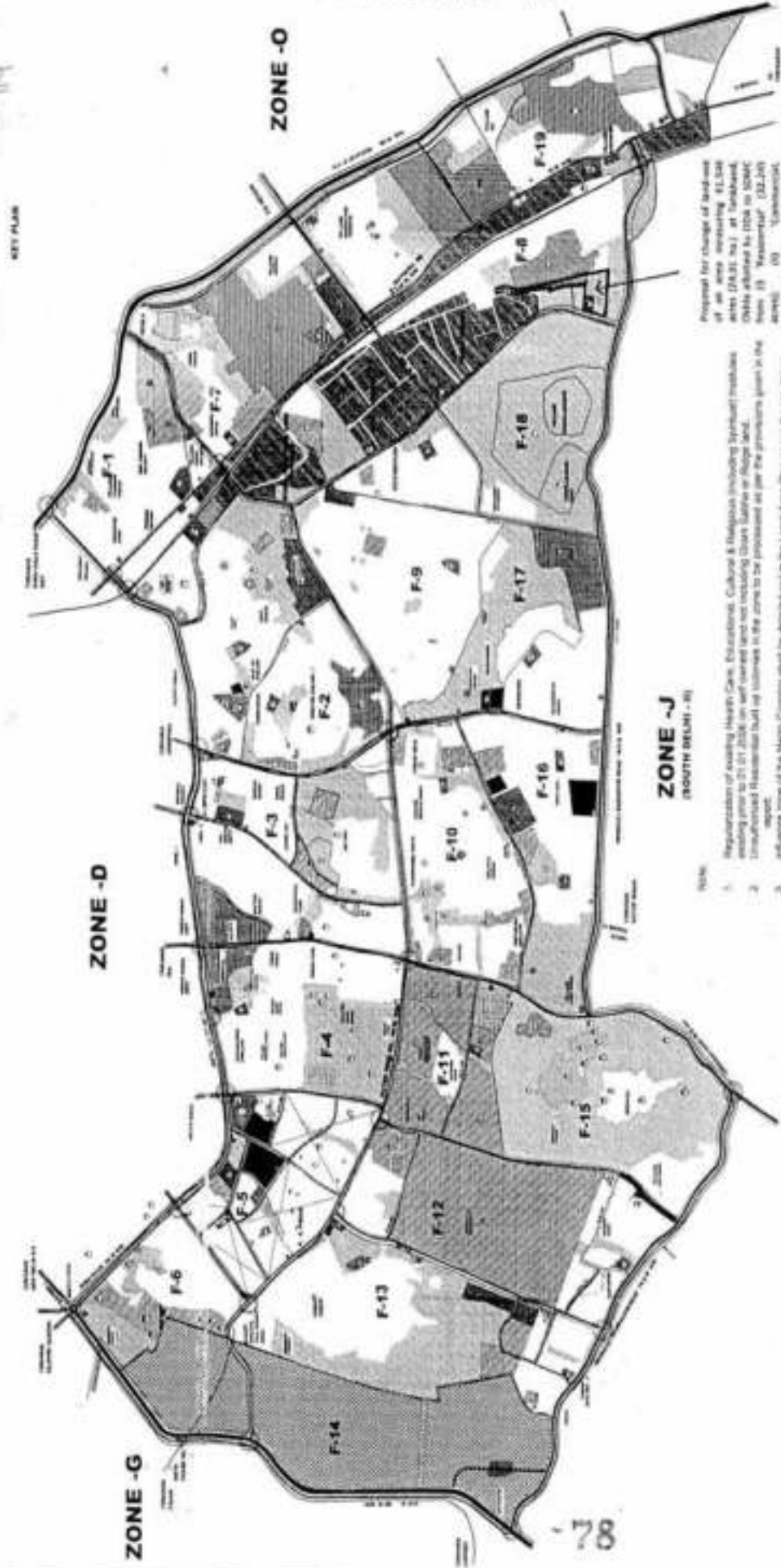
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ANNEXURE-D

LEGEND

1	Proposed Change of Land Use
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100	Proposed Change of Land Use



LAND USE PLAN (PLAN NO. - 2)

AUTHENTICATED ON BEHALF OF GOVERNMENT OF INDIA VIDE LETTER NO. W-12011 / 3 / Zone - F (SOUTH DELHI-1) / 2010-2008 DATED 19th JUNE, 2010.

ZONAL DEVELOPMENT PLAN OF ZONE (DIVISION) 'F' (SOUTH DELHI - 1)

Scale: 1:50,000

North Arrow

Signature: [Signature]

Date: [Date]

Proposed for change of land-use of an area measuring 81.548 acres (24.31 ha.) at South-East Delhi situated in (D-1) to (D-10) from (D-1) to (D-10) (32.300 acres). (D-1) 'Commercial Residential & Recreational' (15.250 acres) and (D-2) 'Commercial Residential & Recreational' (17.050 acres) and (D-3) 'Commercial Residential & Recreational' (14.200 acres) to 'Utility (U-47) in Planning Zone-4' (D-1) (2010/2008/MP/14).

- NOTE**
1. Reorganization of existing Health Care, Educational, Cultural & Religious including Synagogue institutions existing prior to 01.07.2008 on self-owned land not including Urban Surface or Ridge land.
 2. Unauthorised Residential built up structures in the zone to be processed as per the provisions given in the report.
 3. Influence zone of the Metro Corridor shall be delineated as per the provisions given in the report.
 4. Local Shopping Centres, Neighbourhood park, St. Dics. School, Jeevan Jyoti water treatment plant and the facility of zonal plan level as per Para 3.3 of MPD 2007.
 5. Delimitation of Road/Rail/Freight Area boundary shall be in consultation with Commissioner of Forest.
 6. DSO/ONGC service stations and Petrol Pumps sites shall be updated in consultation with Oil Corporation / Authorities from time to time.
 7. Zonal Development Plan was approved in Authority Meeting vide Item No. 86 / 2008 held on 17.12.2008.
 8. Details of Change of Land Use as were incorporated in Draft Zonal Development Plan shall have the status of as per 01.07.1987, as per letter of MOUD Dated: 08.02.2010.

756/c

SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE EXECUTIVE ENGINEER (STORE)
ROOM NO. 16, AMBEDKAR STADIUM, DELHI GATE, DELHI-110002
Phone-011-23722787 E-Mail: eep1mcd@gmail.com

No. D/EE (Engg Store)/2017-18/36

Dated: 15.05.2018

✓ **The Commissioner (Planning)**
 Delhi Development Authority
 5th Floor, Vikas Minar
 New Delhi - 110002

निदेशक (प्लानिंग) का
 जयपुरी नं. 1226
 दिनांक 17/5/18

आयुक्त (योजना) कार्यालय
 डाकघर नं. I-1350
 दिनांक 16/5/18

Office of AC (Fig.)-3
 Dy. No. 137
 Date: 18.5.18

Sub:- Proposal for change of land-use of an area measuring 61.546 Acres (approximately) at Tehkhand Okhla, allotted by DDA to SDMC, from (i) 'Residential' (32.245 acres), (ii) 'Commercial, Residential & Recreational' (15.101 acres) (iii) 'Warehousing & Depots' & 'Recreational' (14.20 acres), to 'Utility' in Planning Zone-F.

References:

1. This office letter No. D-327/Dir(DEMS/17 dated 18/10/2017
2. Your letter No. F.3(60)/2005/MP/Pt./D-264 dated 27/10/2017
3. This office letter No. 269/EE (Store)/2017 dated 31.10.2017
4. DDA letter No. F.1(06)/2017/MP/252 dated 16.11.2017
5. This office letter No D/EE (Engg Store)/2017-18/384 dated: 15.03.2018

T.M. 18/5/18

Sir,

May kindly refer to the Gazette notification No. S.O. 150 (E) dated 12.01.2018 issued by DDA proposing change of land use of a total of 61.546 acres, already allotted to SDMC.

Earlier a copy of the minutes of the meeting of the Ridge Management Board(RMB) dated 03.08.2017 was submitted by this office to DDA. Subsequent to the same the proposal was recommended by the Central Empowered Committee (CEC) vide its letter dated 13.12.2017. On the recommendation of the CEC, SDMC has subsequently made the requisite payment i.e. Rs. 21,08,67,250/- (5% of the project cost) to the Ridge Management Board. The Hon'ble Supreme Court vide its orders dated 24.04.2018 has accepted the recommendation of the CEC

This to further add that the Letter of Award for the project of establishment of Waste to Energy Plant has been already issued on 01.03.2018 and Concession Agreement with the successful bidder/concessionaire has been signed on 10.05.2018. As a next step, project land is to be handed over to the successful bidder/concessionaire.

Though there was no restriction/stay on change of land use for the subject activities as construed by DDA in terms of the Hon'ble Supreme Court orders dated 06.03.2018 in Commercial areas matter, the Hon'ble Supreme Court vide its orders dated 15.05.2018 was pleased to allow DDA to proceed with making amendments in the Master Plan.

As you are aware that the instant project is being monitored at the highest level in PMO/MoHUA/LG office, it is requested that the proposal for change of land use of total 61.546 acres be expedited on priority.

Thanking you in anticipation.

Yours sincerely

[Signature]
 Ex. Engineer (Store)
 SDMC

Dir (M&S) 17/5/18

Matter concerns to zone 'F'
 May kindly be peace for
 f.n.a.k.

[Signature]
 17/5/18

Adtl. Commr/Plg III

✓ Dy. Dir. (Plg) Zone 'F'

AD (Ph) II/F

- 79 PR

17/05/18

[Signature]

concerned file.
 July 22/5/18

put up -
 UDC

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 19th June, 2018
at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Udai Pratap Singh

MEMBERS

1. Shri K. Vinayak Rao
Finance Member, DDA
2. Shri Jayesh Kumar
Engineer Member, DDA
3. Shri Manoj Kumar
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
4. Shri Somnath Bharti, MLA
5. Shri S. K. Bagga, MLA
6. Shri O.P. Sharma, MLA
7. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Smt. Renu Sharma
Principal Secretary (Finance), GNCTD
2. Shri Rajiv Yaduvanshi
Principal Commissioner (UD), GNCTD

3. Dr. Ranbir Singh
Commissioner, East Delhi Municipal Corporation
4. Shri Madhup Vyas
Commissioner, North Delhi Municipal Corporation
5. Shri Rajeev Verma
Principal Commissioner (LD, LM & LP) & (Housing, Systems. & PMAY), DDA
6. Shri Shripal
Principal Commissioner (Pers., Hort. & LS), DDA
7. Shri S. Surendra
Addl. Chief Planner, Town & Country Planning Organization

LT. GOVERNOR'S SECRETARIAT

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
2. Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
3. Shri R.N. Sharma
Special Secretary to Lt. Governor, Delhi
4. Shri Ravi Dhawan
Jt. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi

1. 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.

Item No. 20/2018

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 11.04.2018 at Raj Niwas.
F.2(2)2018/MC/DDA**

Minutes of the meeting of the Authority held on 11.04.2018 were confirmed as circulated.

Item No. 21/2018

**Proposed amendments in Development Control Norms of Shop-cum-Residential Plots in MPD-2021
F.3(10)2014/MP**

The proposal contained in the agenda item was approved with the following modifications:

In Para 5.6.2 of the proposal the word "etc" be replaced by the following:
" or such other colonies which existed prior to MPD-1962 but were not included in the Master Plan of Delhi (subject to documentary proof) ..."

The proposals contained in paras 2.1 and 3.0 of the agenda item be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification and approval respectively.

Regulatory measures as contained in Para 2.2. of the agenda item be forwarded to concerned local bodies, government agencies and other statutory bodies for its implementation.

Item No. 22/2018

**Proposed norms for redevelopment of Godowns Clusters existing in non-conforming areas – as a modification to MPD-2021.
F.3(84)2010/MP**

The proposal contained in the agenda item was approved with the following modifications:

In Para 6.4.1 (v) of the proposal (Annexure I) be modified as under:

"v. Owners of stand alone godowns need to get the plans 30.0 m will have to shift to the other conforming areas / godown clusters within this one year. Such godowns said time period."

The matter be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Shri Somnath Bharti made the observation w.r.t. proposal contained in Para 6.4.2.1 (Table) for increase in FAR proportionate to the height. The suggestion of Shri Somnath Bharti was not agreed to in view of the risk based classification as per UBBL 2016.

Item No. 23/2018

Draft Regulations for enabling the planned development of privately owned lands.

F.15(12)2017/MP

The proposal contained in the agenda item was approved with the following modifications:

Para 4.1 of the proposal be re-drafted as follows:

"4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes of that area, if any or as specified in these Regulations."

Para 4.3 of the proposal be re-drafted as follows:

"4.3 Where any land is required for providing governmental or public semi-public use of the private land, the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned."

Para 5.8.2 of the proposal be re-drafted as follows:

"5.8.2 Any portion of land if required for governmental or public semi-public use or for any physical infrastructure (like road, drainage, sewerage, drinking water supply, etc.), the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.."

Para 10.3 of the proposal be re-drafted as follows:

"10.3 The award of the Grievance Redressal Committee (if not acceptable to the owner of the property) shall be referred to an Appellate Committee for this purpose which shall be an independent body like RERA or as decided by the Authority. The decision of the Appellate Committee will be final and binding in this regard."

Para 4.8 and 6.3 of the proposal be deleted.

The matter be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for approval.

Item No. 24/2018

**Proposal for change of land use of an area measuring 61.546 acres (24.91 ha.) at Tehkhand, Okhla allotted by DDA to SDMC from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility (U 4)' in Planning Zone-F.
F.3(60)/2005-MP/Pt.**

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Hon'ble Lt. Governor, Delhi 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.
