

AGENDA ITEMS
FOR THE MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY
HELD ON 27.02.2018
AT RAJ NIWAS
DELHI

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

No. F.2(2)2018/MC/DDA/58

Dated: the 26th February, 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 27th February, 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.



(D. SARKAR)

Commissioner-cum-Secretary

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

SPECIAL INVITEES

1. Shri Anshu Prakash
Chief Secretary, GNCTD
2. Shri S.N. Sahai
Principal Secretary (Finance), GNCTD
3. Smt. Renu Sharma
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), DDA
10. Shri J.P. Agrawal
Principal Commissioner (Housing, Systems & PMAY), DDA
11. 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/59

Dated: the 26th February, 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 27th February, 2018 from 10.00 a.m. to 11.00 a.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.

H. Toppo

(Jacinta Toppo)
Dy. 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)

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY
DATE : 27.02.2018
TIME : 10.00 AM
VENUE : RAJ NIWAS
DELHI

INDEX

Sl. No.	Item No.	Subject	Department
1.	04/2018	Confirmation of minutes of the meeting of the Delhi Development Authority held on 2.02.2018 at Raj Niwas. F. 2(2)2018/MC/DDA	CCS
2.	05/2018	Proposed Amendments in Development Control Norms of Shop-cum-Residential Plots in MPD-2021. F.3(10)2014/MP.	PLANNING
3.	06/2018	Proposed norms for redevelopment of Godowns clusters existing in non-conforming areas – as a modification to MPD-2021. F.3(84)2010/MP	PLANNING

ITEM NO. 04/2018

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 2.02.2018.
File No. F.2(2)2018/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 2.02.2018 were circulated vide office circular No. F.2(2)2018/MC/DDA/35 & 36 dated 2.02.2018 with the request that proposals for amendment, if any, should be submitted immediately (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 2.02.2018 are submitted for confirmation of the Authority.

RESOLUTION

Minutes of the meeting of the Authority held on 02.02.2018 were confirmed as circulated.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 2nd February, 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 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 S N Sahai
Principal Secretary (Finance), GNCTD
- 2 Smt. Renu Sharma
Principal Secretary (UD), GNCTD
- 3 Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
- 4 Dr. Ranbir Singh
Commissioner, East Delhi Municipal Corporation
- 5 Shri Madhup Vyas
Commissioner, North Delhi Municipal Corporation
- 6 Shri Rajeev Verma
Principal Commissioner (LD, LM & LP), DDA
- 7 Shri J P Agrawal
Principal Commissioner (Housing, CWG, Sys. & PMAY), DDA
- 8 Shri Shripal
Principal Commissioner (Pers., Hort. & LS), DDA
- 9 Dr. Dilraj Kaur
Addl. Commissioner, South Delhi Municipal Corporation
- 10 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

I. 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. 01/2018

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. Public notice be issued immediately for a period of 3 days inviting objections/suggestions.

Certain suggestions were given by the Authority Members during the deliberations. It was decided that these suggestions may be taken up separately once public notice inviting objections/suggestions is issued.

Item No. 02/2018

Proposed norms for redevelopment of godown 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. Public notice be issued immediately for a period of 3 days inviting objections/suggestions.

Certain suggestions were given by the Authority Members during the deliberations. It was decided that these suggestions may be taken up separately once public notice inviting objections/suggestions is issued.

Item No. 03/2018

Gazette Notification dated 31.01.2018 modifying the Delhi Development (Master Plan & Zonal Development Plan) Rules, 1959 to reduce period of public notice for inviting suggestions and objections in writing, if any, from forty five days to three days for the purpose of maintenance of public order or in case of any exigency likely to affect the interest of public.

Information contained in the agenda item was noted.

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.

ITEM NO. 05/2018

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 In order to address the issues on differential development control norms prevailing in pre-1962 (before notification of MPD-1962) and post-1962 for shop-cum-residence plots / complexes, the proposal was approved by the Authority in its meeting held on 02.02.2018 vide item no. 01/2018. The decision of the Authority is as follows:
"The proposal contained in the agenda item was approved. Public notice be issued immediately for a period of 3 days inviting objections / suggestions. Certain suggestions were given by the Authority Members during deliberations. It was decided that these suggestions may be taken up separately once public notice inviting objections/ suggestions is issued."
- 1.2 As approved and legal provisions per se, the proposed amendments in MPD-2021 were put up in public domain for inviting suggestions / objections on 3rd February, 2018 vide S.O. 508(E) dt. 03.02.2018 (***Annexure-I***) for three days i.e. upto 5th February 2018, which was further extended for two days upto 7th February 2018 vide S.O. 532 (E) dated 06.02.2018.
- 1.3 In response to the above public notice, 620 objections / suggestions were received within the stipulated time period, which were placed before the Board of Enquiry and Hearing its meeting held on 9th, 10th & 12th February, 2018. Board also heard 150 numbers of oral submissions comprising of individuals, RWAs, Traders Associations, NGOs and public representatives who submitted their objections / suggestions on the above dates.
- 1.4 In view of various issues raised by the stakeholders and taking into consideration the ground realities / growing community needs / requirements of commercial spaces in the proximity of residences / neighbourhood, the Board recommended the proposal as contained in the public notice issued vide S.O. 508 (E) dated 03.02.2018 may further be processed as per Section 11A of DD Act, 1957, with certain modifications / additions and regulatory measures. The minutes of the meeting is annexed as ***Annexure-II***.

2.0 PROPOSAL:

2.1 Based on the recommendations of the Board, the following modifications in existing provisions of MPD-2021 has been proposed:

S.No.	MPD-2021	
	Existing Provision in MPD-2021	Proposed Amendments/Modifications
1.	<p>Para 5.6 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC)/ CONVENIENCE SHOPPING CENTRE (CSC)</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 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 parking in the area. The plot holder of shop-cum-residence plot is also</p>	<p>5.6.2 The LSC / CSC will cater to the day-to-day needs 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 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>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 per the list to be notified by GNCTD based on the survey report to be submitted by the concerned local body) shall be allowed to continue with the activities permissible in</p>

	<p>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>the Local Shopping Centre with the following conditions:</p> <ol style="list-style-type: none"> a. FAR of such plot shall be as prescribed for respective size of the residential plotted development or as per lease 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. b. Payment of use conversion charges from “Residential” to ‘Commercial” shall be applicable as prescribed with the approval of Government. c. Commercial establishments under the above category not having any deviation from already approved layout plans / lease deed shall not be liable to pay the use conversion charges. d. Additional FAR shall be permitted on payment of additional FAR charges, as applicable. <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 appropriate charges prescribed with the approval of Government.</p>
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		<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 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 appropriate 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>
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2.	Para 15.7 OTHER ACTIVITY	
		<p>Following point j.) to be added under Para 15.7.1 after i.</p> <p>j. Other services which are non-polluting, non-hazardous and not prohibited by law in residential areas shall be permitted.</p>
3.	Para 15.9 REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES	
	<p>15.9 (v)</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 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)</p> <p>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:

- Local Bodies in consultation with traffic police shall conduct traffic assessment studies and prepare traffic management plans for these areas / streets.

- 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.
- 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 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.
- Restricted entry / exit in shop-cum-residence plots / complexes towards the residential areas / service lanes.
- Concerned local body to ensure the provision of stilt / stack parking wherever possible.
- Outdoor units of air-conditioning shall in no case extrude from the plot line / or be placed on the roof top. Exhaust ducts shall not open directly towards the public lane or face the other residential plot.
- Restaurants, clubs and Pubs shall not be allowed in the residential premises as a part on 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.
- 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.

2.3 In addition to above, Board of Enquiry and Hearing recommended for the following:

- *Synchronisation and fixation of charges to be done based on locality / category defined as per circle rates within three groups i.e. (A & B), (C & D), (E, F, G & H).*
- *Owners who have made "one time payment" as per clause 5.4 of the notification dated 22.06.2007 or where amount already paid in installments is 1.25 times of the "one time payment" or more, will not be required to pay any further amount. Excess payment, if any, can be refunded subject to production of documentary evidence to this effect. However, in cases where full amount has not been paid, as on date of notification, the balance may be paid within 90 days of the notification. Any further delay thereafter will attract simple interest @10% p.a.*

Based on the recommendation of the Board, the Finance Wing of DDA has separately reviewed the applicable charges, which were earlier notified by DDA with prior approval of Central Government. The same is annexed as **PART - B** of the agenda.

- 2.4 Notification of 351 commercial streets / mixed use streets are under active consideration of the Urban Development Deptt., GNCTD based on the survey reports submitted by the concerned local body as per provisions of MPD-2021. Accordingly, the stipulations prescribed in Chapter 15 Mixed Use Regulations of MPD-2021 shall be applicable on such streets.
- 2.5 Issue regarding increase in maximum number of workers in household / non-polluting service industries in the residential areas was also raised before the Board. Since the issue is not a part of the current public notice, this provision can be processed as a part of modifications in Table 7.1 under Chapter 7 of MPD-2021. Therefore, the following proposal, If approved, be processed under Section 11A of DD Act, 1957:

S.No.	MPD-2021					
	Existing Provision in MPD-2021			Proposed Amendments/Modifications		
1.	Table 7.1 Parameters for Industrial Units in Different Use Zones and Use Premises					
		Max. no. of workers	Max. Industrial Power Load (KW)		Max. no. of workers	Max. Industrial Power Load (KW)
	a) Residential	5	5	a) Residential	5 10	5 11
	b) Villages (Abadi)	5	5	b) Villages (Abadi)	5 10	5 11
2.	7.4 HOUSEHOLD / SERVICE INDUSTRIES					
	i) Household industrial units with maximum 5 workers and 5 kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas subject to the condition that no polluting industrial unit shall be permitted as household industry.			i) Household industrial units with maximum 5 10 workers and 5 11 kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas subject to statutory clearances from Labour and Industries Departments and Delhi Pollution Control Committee with the condition that no polluting industrial unit shall be permitted as household industry.		

- 3.0 The proposal as contained in para 2.0 above is placed before the Authority for its approval. After approval, the follow-up action are as below:
- 3.1 Proposal contained in Para 2.1 shall be forwarded to the Ministry of Housing and Urban Affairs, GoI for its consideration and final notification under Section 11 A of DD Act, 1957.
 - 3.2 Proposal contained in Para 2.3 shall be forwarded to the Ministry of Housing and Urban Affairs, GoI for its approval for final notification by DDA under Section 57 of DD Act, 1957.
 - 3.3 Proposal contained in Para 2.5 shall be processed under Section 11A of DD Act, 1957 and a public notice shall be issued for inviting objections / suggestions for 30 days from the stakeholders.

RESOLUTION

1. For the proposal contained in Para 2.5 of the agenda, a public notice be issued immediately for a period of 03 days inviting objections / suggestions.
2. The proposal contained in the agenda item was approved. Proposal be referred to the Ministry of Housing and Urban Affairs, Govt. of India immediately as per follow-up action contained in Para 3.0 of the agenda.
3. Further, with reference to the regulatory measures proposed under para 2.2 of the agenda item, Authority approved the proposal with the following modifications:
 - i) In continuation to the point (5th bullet) "Restricted entry / exit in shop-cum-residence plots / complexes towards the residential areas / service lanes." the following may be added, *"however, vehicles to be restricted from front side only"*
 - ii) The word "Restaurants" in the point (8th bullet) "restaurants, clubs and pubs..... from the date of notification" be replaced as *"liquor shops, bars, discos,"*
4. Authority Members observed that for the same areas and same uses, the charges for use conversion/additional FAR should also be same. It was decided to communicate the observations of the Members to the Ministry of Housing & Urban Affairs, Govt. of India for their consideration.



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

PUBLISHED BY AUTHORITY

सं. 439]

नई दिल्ली, शनिवार, फरवरी 3, 2018/माघ 14, 1939

No. 439]

NEW DELHI, SATURDAY, FEBRUARY 3, 2018/MAGHA 14, 1939

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 3 फरवरी, 2018

का.आ. 508(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-(क) के अंतर्गत दिल्ली मुख्य योजना-2021 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 सूचना के जारी होने की तिथि से तीन (03) 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, पता और टेलीफोन/संपर्क नंबर/ई-मेल आई.डी. भी दें, जो पठनीय हो।

संशोधन :

क्र.सं.	दिल्ली मुख्य योजना-2021	
	दिल्ली मुख्य योजना-2021 में मौजूदा प्रावधान	प्रस्तावित परिवर्तन/संशोधन
1.	पैरा-5.6 सामुदायिक केन्द्र (सी.सी.) स्थानीय बाजार (एल.एस.सी.)/सुविधा बाजार (सी.एस.सी.)	
	5.6.2 स्थानीय बाजार/सुविधा बाजार स्थानीय आबादी की दिन-प्रतिदिन की आवश्यकताओं को पूरा करेंगे। व्यावसायिक गतिविधियों वाले कुछ क्षेत्र जैसे लाजपत नगर, राजौरी गार्डन, तिलक नगर, कमला नगर इत्यादि जो 1962 से पूर्व विकसित हो गए थे, उन्हें मिश्रित उपयोग विनियमों के अंतर्गत निर्धारित शर्तों पर जारी रखा जा सकता है। यदि आवश्यक हुआ, तो मौजूदा निर्मित व्यावसायिक केन्द्रों का पुनर्विकास उपयुक्त शुल्क का भुगतान करने की शर्त पर बढ़े हुए एफ.ए.आर. के साथ किया जा सकता है। पुनर्विकास को प्रोत्साहन देने के लिए मौजूदा अनुमेय एफ.ए.आर. के अतिरिक्त अधिकतम	5.6.2 सामुदायिक केन्द्र/स्थानीय बाजार/सुविधा बाजार स्थानीय आबादी की दिन-प्रतिदिन की आवश्यकताओंअनुमेय एफ.ए.आर. दिया जाएगा। पार्किंग की व्यवस्था कुल प्राप्त एफ.ए.आर. पर दिल्ली मुख्य योजना-2021 के मानदंडों के अनुसार की जाएगी। 5.6.3 व्यावसायिक केन्द्रों के रूप में निर्दिष्ट दुकान एवं आवास प्लॉटों (संबंधित स्थानीय निकाय/रा.रा.क्ष. दिल्ली सरकार द्वारा अधिसूचित की जाने वाली सूची के अनुसार)

		अंतिम छोर तक कनेक्टिविटी सुनिश्चित करेंगे।
2.	पैरा 15.9 मिश्रित उपयोग परिसरों का पंजीकरण और प्रभारों का भुगतान	
	15.9 (v) इस अधिसूचना की शर्तों का उल्लंघन होने पर अथवा पंजीकरण के बिना मिश्रित भूमि उपयोग के अंतर्गत पाई गई संपत्ति के मामले में संगत अधिनियम के अंतर्गत अन्य दण्डात्मक कार्रवाई के अलावा मिश्रित उपयोग के लिए वार्षिक परिवर्तन प्रभारों की 40-गुणा-सस्ति दंड राशि के रूप में स्थानीय निकाय को भुगतान करनी होगी।	इस अधिसूचना की शर्तों का उल्लंघन होने पर अथवा पंजीकरण के बिना मिश्रित भूमि उपयोग के अंतर्गत पाई गई संपत्ति के मामले में संगत अधिनियम के अंतर्गत अन्य दण्डात्मक कार्रवाई के अलावा मिश्रित उपयोग के लिए वार्षिक परिवर्तन प्रभारों की 2 गुणा राशि दंड राशि के रूप में स्थानीय निकाय को भुगतान करनी होगी।
3.	पैरा 15.12 व्यावसायिक स्ट्रीट्स एवं क्षेत्र	
	15.12.3 (vii) ऐसी स्ट्रीट्स पर बेसमेंट में व्यावसायिक गतिविधि को भवन निर्माण उप-विधि ढांचागत सुरक्षा और अग्नि सुरक्षा अनापत्ति के संबंधित प्रावधानों की शर्त पर अनुमति दी जाएगी।	ऐसी स्ट्रीट्स/क्षेत्रों पर बेसमेंट में व्यावसायिक गतिविधि को भवन निर्माण उप-विधि ढांचागत सुरक्षा और अग्नि सुरक्षा अनापत्ति के संबंधित प्रावधानों की शर्त पर अनुमति दी जाएगी।

2. प्रस्तावित संशोधनों को दर्शाने वाला दि.मु.यो.-2021 का पाठ निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को, उप निदेशक, कार्यालय मुख्य योजना अनुभाग, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ दि.वि.प्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ. 3(10)2014/एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

New Delhi, the 3rd February, 2018

S.O. 508(E).— The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021, under Section-11(A) of Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023, within a period of **three (03) days** from the date of issue of this Notice. The person making the objections or suggestions should also give his/her name, address and telephone/contact number(s)/ E-mail ID which should be readable.

Modifications:

S.No.	MPD-2021	
	Existing Provision in MPD-2021	Proposed Amendments/Modifications
1.	Para 5.6 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC)/ CONVENIENCE SHOPPING CENTRE (CSC)	
	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	5.6.2 The CC / LSC / CSC will cater to the day-to-day needs permissible FAR shall be given. <i>The parking to be provided as per MPD-2021 norms on the total achieved FAR.</i> 5.6.3 Shop-cum-residence plots designated as commercial centres (as per the list to be notified by concerned local body / GNCTD) shall be allowed to continue with the activities permissible in the Local

	<p>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 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>Shopping Centre with the following conditions:</p> <ol style="list-style-type: none"> FAR of such plot shall be as prescribed for respective size of the residential plotted development or as per lease deed / allotment conditions, whichever is more. Payment of use conversion charges from "Residential" to "Commercial" shall be applicable as prescribed by the Govt. from time to time. Additional FAR shall be permitted on payment of additional FAR charges, if applicable and fulfillment of parking requirements as per standards laid down for respective category of commercial centres. Concerned local body shall approve the revised plans for any additions / alterations as per permitted use / activity subject to all statutory clearances w.r.t. relevant provisions of building bye laws, structural safety, fire safety etc. <p>5.6.4 Other existing shop-cum-residence plots shall also be allowed to continue with original permitted use (i.e. ground floor for commercial use and remaining floors for residence) with the FAR of residential plotted development subject to availability of parking. Parking to be calculated as stated for residential plotted development. Additional FAR charges and use conversion charges shall be applicable as per relevant provisions.</p> <p>5.6.5 In order to meet the parking requirements, concerned local bodies along with concerned traders / establishments 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>5.6.6 In case there is no parking facility available in the vicinity, concerned local body may prepare appropriate model for declaration of such areas as pedestrian shopping streets / markets / areas and public transport authorities shall ensure last mile connectivity to these commercial centres.</p>
2.	Para 15.9 REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES	
	<p>15.9 (v)</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 40 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 2 times the annual conversion charges for mixed use.</p>

3.	Para 15.12 COMMERCIAL STREETS AND AREAS	
	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.	Commercial activity in basement on such streets / areas shall be permitted, subject to relevant provisions of building bye-laws, structural safety and fire safety clearance.

2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above. The text indicating the proposed modifications is also available on DDA's website i.e. www.dda.org.in.

[F. No. F 3(10)2014/MP]

D. SARKAR, Commissioner-cum-Secy.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
NEW DELHI

No. F 3(10)2014/MP/

Date: 22.02.2018

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 09.02.2018, 10.02.2018 and 12.02.2018 with reference to "*Proposed amendments in Development Control Norms of Shop-cum-Residential Plots in MPD-2021*".

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 02.02.2018 vide item no. 01/2018. Accordingly, as per legal provision under Section 11-A of DD Act, 1957, the proposed amendments in MPD-2021 were put up in public domain for inviting suggestions / objections on 3rd February, 2018 for three days i.e. upto 5th February 2018, vide gazette notification S.O. 508 (E) dt. 03.02.2018, which was further extended for two days upto 7th February 2018 vide notification S.O. 532(E) dated 06.02.2018.

In response to the public notice, 620 objections / suggestions were received within the stipulated time period. Above objections / suggestions were placed before the Board of Enquiry and Hearing. The Board heard 150 numbers of oral submissions comprising of individuals, RWAs, Traders Associations, NGOs and public representatives who submitted their objections / suggestions on 9th, 10th & 12th February, 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 are as follows:

1. Only 3 days given for filing response out of which 2 days were holidays subverts judicial process and excludes citizens from planning process.
2. Applicability of residential plotted development control norms uniformly on all categories of shop-cum-residence plots / declared LSCs and other planned commercial centres.
3. Category of "Shop plots" (e.g. Sundar Nagar Market, Meher Chand Market, Greater Kailash Market etc.) allotted prior to MPD-1962 be considered with appropriate provisions as these are nowhere mentioned in MPD-2021.
4. Provisions given in para 4.4.3 provides for regularisation of residential plotted development with 100% ground coverage and 350 FAR for plots between 100 to 175 sqm. which have come up on or before 22.9.2006. This be extended to the plot size of 250 sq.m. in Mixed Use streets / Commercial Streets / Shop-cum-Residence Plots.
5. All the existing business establishments should be regularized in the residential areas and there should not be any demolition.
6. Any commercial activity such as warehouses, shops, hospital, educational Institute, P.G. guest house etc. existing as on 02.02.2018 shall be allowed in Lal Dora and extended Lal Dora also.
7. Objections has been raised by the RWAs to increasing FAR in local shopping complexes as due to limited parking space, the visitors come and park their vehicle inside the colony.

8. Also unauthorized construction / commercial and illegal activities has caused traffic congestion, nuisance and other serious environment and safety hazards within the residential areas.
9. Exemption from mandatory parking for utilization of additional FAR as already parking is available in most of the areas and in remaining areas, it's the mandate of local bodies.
10. Concerned local body and public representatives requested to delete requirement of notification of list of shop-cum-residences / LSC areas.
11. Shop owners who have paid mixed use charges / conversion charges for more than 10 years should be exempted from further payment of any charges.
12. All the conversion charges, additional FAR charges, compounding charges, penalty etc. to be fixed based on locality / category defined as per circle rates.
13. Commercial activity be regularized / permitted in the basement on all commercial streets / areas in such areas.
14. Professional activity by lawyer 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.
15. Professional activities already allowed in basements shall also include the non-polluting service sector professionals.
16. The notification of 351 commercial streets/ mixed land use street has been delayed by the local bodies/ GNCTD.
17. Commercial activity be permitted in basement or any floor in the residential areas falling on non-notified mixed use / commercial streets also subject to necessary clearances and payment of conversion charges.
18. Increase of maximum number of workers and power load in Para 7.4 Household / Service Industries in Chapter 7 Industry of MPD-2021.

Thereafter, Board sought the observations / clarifications on the above issues from the Planning Deptt., DDA. The following observations were placed before the Board for its consideration:

- i. Public notice for inviting objections / suggestions within 3 days was within legal provisions and in accordance with the gazette notification issued vide G.S.R. 101(E) dt. 31.01.2018 by Ministry of Housing and Urban Affairs, Govt. of India.
- ii. As per Para 5.6.2 in MPD-2021, shop-cum-residence plots existing prior to MPD-1962 are already governed by development control norms for residential plot. However, MPD-2021 is silent on plots existing post MPD-1962 and also there is no mention of category of "Shop Plots".
- iii. Planned Commercial centres being CC / LSC / CSC or built-up shops, as per decision of Technical Committee, it has been submitted in affidavits before the court of law that norms of CC/LSC/CSC under Table 5.4 of MPD-2021 shall be applicable i.e. 100 (+50% on redevelopment).
- iv. As per MPD-2021, the areas under Lal Dora and extended Lal Dora fall under Residential use zone. As such any non-residential activity / commercial activity shall be governed by existing Mixed Use Regulations in MPD-2021. Building Plans are sanctioned in accordance with the "Building regulations for Special Area, Unauthorized Regularized colonies & Village Abadis, 2010".

- v. In the proposed modification issues like traffic congestion, nuisance and other environment and safety hazards within the residential areas has already been considered by making mandatory provisions for parking, declaration of pedestrian streets and sanctioning of revised building plans with clearances from statutory bodies.
- vi. Since comprehensive records / authenticated list of the shop-cum-residence plots is not available, a survey is to be conducted by the concerned local bodies and report be submitted for its notification by the GNCTD so as to avoid any misuse of the MPD-2021 provisions in future under this category.
- vii. Matter regarding rationalization of conversion charges needs to be examined separately and necessary amendments, if required, be processed as a part of modification in the regulations w.r.t. Fixation of Charges for Mixed Use and Commercial Use of Premises.
- viii. Professional activities are well defined under Para 15.8 of MPD-2021 and are permitted in basements in residential areas. However, any addition of service professionals which are non-polluting, non-hazardous and not prohibited by law such as offices, work centres of LIC / Real Estate agents, IT professionals, etc. may be appropriately considered by the Board.
- ix. Notification of 351 commercial streets/ mixed use streets does not fall under the jurisdiction of DDA. The same needs to be dealt by concerned local body and GNCTD as per provision of MPD-2021.
- x. Other issues related to change of land use, allowing / regularizing of various other activities existing in villages (laldora / extended laldora areas), in the residential areas falling on non-notified mixed use / commercial streets and other commercial areas is outside the scope of the Public Notice under consideration.

Recommendation:

In view of above and taking into consideration the ground realities / growing community needs / requirements of commercial spaces in the proximity of residences / neighbourhood, the Board recommended the proposal as contained in the public notice issued vide S.O. 508 (E) dated 03.02.2018 may further be processed as per Section 11A of DD Act, 1957, with following modifications / additions:

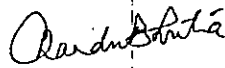
- a) FAR of shop-cum-residence plot / complexes of pre-1962 including shop plots & post-1962 be made at par with residential plotted development as applicable on mixed use / commercial streets. The upper floors can also be converted to commercial use after paying the requisite charges.
- b) FAR in the planned commercial centres shall be as per the development control norms given under Table 5.4 i.e., 150 (including incentivized FAR).
- c) LSC/CSC shall be redeveloped as a comprehensive scheme with the FAR applicable in the residential plot plotted development on the entire plot of LSC/CSC as per Master Plan 2021.
- d) The commercial establishments (including shop plots or plots declared LSC in MPD-1962) under the above category not having any unauthorised construction / deviation from already approved layout plans shall not be liable to pay the use conversion charges.
- e) 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 FAR in excess (upto max. 350 FAR) shall be

permitted subject to payment of penalty charges amounting to 1.5 times the applicable charges, as the case may be. In no case FAR in excess of 350 shall be regularized.

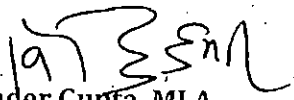
- f) Owner shall obtain the approval / sanctioning of revised building plans for any additions / alterations / new construction from the concerned local body as per permitted use / activity subject to fulfillment of all statutory clearances w.r.t. relevant provisions of building bye-laws, structural safety, fire safety etc.
- g) In order to promote shared private parking if additional parking is provided by owner, amalgamation of plots shall be allowed for plot upto 1000 sq.m. (amalgamated) with incentive of exemptions in levy of conversion charges.
- h) Uniform norms for utilization of basement in the use premises of all shop-cum-residential plots / complexes. Basement not to be taken into account only for computation of FAR.
- i) As per current provision basements are allowed for commercial activity on commercial streets whereas not permitted in shop-cum-residence plots / complexes designated as LSC. The basement shall be permitted in both the above cases subject to relevant provisions under mixed use regulations.
- j) Synchronisation and fixation of charges to be done based on locality / category defined as per circle rates within three groups i.e. (A & B) , (C & D) , (E, F, G & H).
- k) Owners who have made "one time payment" as per clause 5.4 of the notification dated 22.06.2007 or where amount already paid in installments is 1.25 times of the "one time payment" or more, will not be required to pay any further amount. Excess payment, if any, can be refunded subject to production of documentary evidence to this effect. However, in cases where full amount has not been paid, as on date of notification, the balance may be paid within 90 days of the notification. Any further delay thereafter will attract simple interest @10% p.a.
- l) Other services which are non-polluting, non-hazardous and not prohibited by law in residential areas shall be permitted as per stipulations given in Para 15.7 Other Activities of MPD-2021.
- m) In order to address issues related to infrastructure facilities, pollution, environmental concerns etc, the following regulatory measures shall be adopted by the local bodies / government agencies:
 - Local Bodies in consultation with traffic police shall conduct traffic assessment studies and prepare traffic management plans for the areas/ streets.
 - 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 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.
 - Entry / exit in shop-cum-residence to be restricted from front only.
 - Concerned local body to ensure the provision of stilt / stack parking as per design wherever possible / required while sanctioning of building plans.
 - Outdoor units of air-conditioning shall be placed on the roof top only and shall not be allowed in the rear side of the plot / public land.
 - Restaurants, clubs and Pubs shall be strictly prohibited in the residential premises as a part on mixed use. Such existing establishments shall have to relocate to a conforming area within a period of 6 months from the date of notification.

- 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.
- 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.

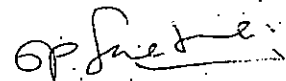
The above recommendations be appropriately incorporated in the proposal by the Planning department. Since some of the issues raised related to fixation of conversion charges, power load in household industries etc. are not connected with the current public notice, the matter be examined separately by respective wings in DDA under appropriate provisions of MPD-2021 and DD Act, 1957 in a time bound manner.



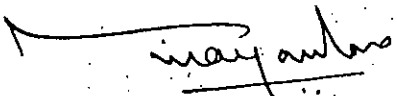
**Commissioner (Plg.) DDA
(Convener & Secretary of the
Board of Enquiry & Hearing)**



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



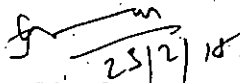
**Sh. O.P. Sharma, MLA
(Member of the Board of
Enquiry & Hearing)**



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



**S. Surin
Addl Chief Planner, TCPO, GoI
(Member of the Board of
Enquiry & Hearing)**



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

(Part-B)

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.

RESOLUTION

विवरणमाहिन बसल, प्रधान आयुक्त-एव साचिव

**DELHI DEVELOPMENT AUTHORITY
NOTIFICATION**

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	96
3.	Professional Activities	192	128	48

(a) For NDMC 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			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 not 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/Pt.II]

V.M. BANSAL, Pr. Commissioner-cum-Secy.

क्र.सं.	पर	विषय	दर प्रति वर्ग मी. (रुपये में)
1.	(क): अनादीत सम्पत्तियाँ दिनांक 20-11-2006 की अधिसूचना दिनांक 20-11-2006 की अधिसूचना के अन्तर्गत, जो 2006-07 के लिए अनादीत सम्पत्तियाँ—गुजरात प्रभाग लागू थीं उन्हें 2007-08 के लिए के गुजरात/गुजरात प्रभाग में अनादीत सम्पत्तियों के लिए वृत्त/और अनादीत सम्पत्तियों के लिए वृत्त/समाप्त/समाप्त शब्दों के प्रयोग की दरें।	<p>ए. एवं बी. कार्लोनिना 3500/-रु.</p> <p>सी एवं डी. कार्लोनिना 1400/-रु.</p> <p>ई. एक एक वर्ग मी. कार्लोनिना 50 वर्ग मी. अधिक के आकार के प्लॉट वाली 700/-रु.</p> <p>ई. एक एक वर्ग मी. कार्लोनिना 50 वर्ग मी. तक के आकार के प्लॉट वाली 490/-रु.</p> <p>(2) अनादीत सम्पत्तियों-कादं का विषय —</p> <p>(क) संशोधन करों के अन्तर्गत अनादीत सम्पत्तियाँ</p> <p>4020/-रु. ए. एवं बी. कार्लोनिना</p> <p>1610/-रु. सी एवं डी. कार्लोनिना</p> <p>ई. एक एक वर्ग मी. कार्लोनिना 50 वर्ग मी. तक के आकार के प्लॉट वाली 805/-रु.</p> <p>ई. एक एक वर्ग मी. कार्लोनिना 50 वर्ग मी. तक के आकार के प्लॉट वाली 564/-रु.</p> <p>(ख) संशोधन से अधिक मूल्य अग्रणी करों के अन्तर्गत अनादीत सम्पत्तियाँ 4375/-रु.</p>	

दिल्ली विकास प्राधिकरण अधिसूचना दिनांक 23 दिसम्बर, 2008

दिल्ली गृह योजना-2021 के कारण बढ़े हुए ए.ए.आर. के लिए उपयोग परिवर्तन, निहित प्रति उपयोग और अन्य प्रभारों के लिए लागू की जाने वाली दरों का विवरण।

का.आ. 2955(अ)।—संख्या का.आ. 2432(अ) दिनांक 10 अक्टूबर, 2008 के अन्तर्गत से एवं दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली विकास प्राधिकरण, के.ए. सरकार के पूर्व अधिसूचना से एनर्जिडिग विस्तारित विवरण प्रस्ताव है:—

सं. 1792] दि. 23 दिसम्बर, 2008/दि. 2, 1930
 NEW DELHI, TUESDAY, DECEMBER 23, 2008/PAUSA 2, 1930

EXTRAORDINARY
 PART II—Section 3—Sub-section (ii)
 अधिनियम 3—अ-खण्ड (ii)
 PART II—Section 3—Sub-section (ii)
 अधिनियम से प्राप्ति
 PUBLISHED BY AUTHORITY

भारत का गजट्टे ऑफ इंडिया



			<p>सी एवं डी कालोनियाँ 1750/-रु. ई., एफ. एवं जी. कालोनियाँ 50 वर्ग मी. से अधिक के आकार के प्लॉट वाली 875/-रु. ई., एफ. एवं जी. कालोनियाँ 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 कवरेज ए एवं बी कालोनियाँ 4900/-रु. सी. एवं डी. कालोनियाँ 1960/-रु. ई., एफ. एवं जी. कालोनियाँ 50 वर्ग मी. से अधिक के आकार के प्लॉट वाली 980/-रु. ई., एफ. एवं जी कालोनियाँ 50 वर्ग मी. तक के आकार के प्लॉट वाली 686/-रु.</p>
	(ख) आवासीय 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 कवरेज के लिए दरें—प्लॉट पर अतिरिक्त अनुमेय क्षेत्र के परिणामस्वरूप व्यावसायिक/वाणिज्यिक कार्यों के लिए तहखाने का उपयोग ए एवं बी कालोनियाँ 4375/-रु. सी एवं डी कालोनियाँ 1750/-रु. ई., एफ. एवं जी कालोनियाँ (50 वर्ग मी.) से अधिक के प्लॉटों के लिए) 875/-रु. ई., एफ. एवं जी कालोनियाँ (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 प्रभार ।		
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 संशोधित/अधिसूचित किये जाने तक लागू रहेंगी ।

[सं. फा. 20(4)05/एम.पी./पार्ट-11/पार्ट]

विश्व मोहन बंसल, प्रधान आयुक्त 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/corncouping/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/-</p> <p>(b) Additional Coverage above sanctioned but within permissible height (as per 23.7.98)</p> <p>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/-</p> <p>(c) Additional Coverage beyond permissible height as per 23.07.98 but within 15 metres .</p> <p>A & B colonies Rs.4900/- C & D colonies Rs. 1560/- 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>
	b): Residential properties including for basement under Mixed Use	The charges to remain the same as notified for the floors above the basement.	<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:</p> <p>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/-</p> <p>The applicant is liable to pay mixed land use charges in addition to FAR charges.</p>
2.	(c): Additional FAR charges for Cooperative Group Housing Societies allotted by DDA	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.	Same rates for 2006-07 & 2007-08 as given in S.No.1 above.

49824/08-2

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/-

8.	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/Pt.-II/Pt.]
V. M. BANSAL, Pr. Commissioner-cum-Secy.

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.

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	490-686 (upto 50 sq.mtr)	588 (upto 50 sq.mtr)	1235 (upto 50 sq.mtr.)		
H	23280					

* 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.06/2018

**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 02.02.2018 vide item no. 02/2018. The decision of Authority is as follows:
*"The proposal contained in the agenda item was approved. Public notice be issued immediately for a period of 3 days inviting objections / suggestions.
Certain suggestions were given by the Authority Members during deliberations. It was decided that these suggestions may be taken up separately once public notice inviting objections/ suggestions is issued."*
- 1.2 As approved and legal provisions per se, the proposed amendments in MPD-2021 were put up in public domain for inviting suggestions / objections on 3rd February, 2018 vide S.O. 509(E) dt. 03.02.2018 (**Annexure-I**) for three days i.e. upto 5th February 2018, which was further extended for two days upto 7th February 2018 vide S.O. 533 (E) dated 06.02.2018.
- 1.3 In response to the above public notice, 121 objections / suggestions were received within the stipulated time period, which were placed before the Board of Enquiry and Hearing in its meeting held on 9th, 10th & 12th February, 2018. Board also heard 60 numbers of oral submissions comprising of individuals, RWAs, Traders Associations, NGOs and public representatives who submitted their objections / suggestions on the above dates.
- 1.4 In view of various issues raised by the stakeholders and taking into consideration the ground realities / growing community needs in the proximity of residences / neighbourhood, the Board recommended the proposal as contained in the public notice issued vide S.O. 509 (E) dated 03.02.2018 may further be processed as per Section 11A of DD Act, 1957, with certain modifications / additions and regulatory measures. The minutes of the meeting is annexed as **Annexure-II**.

2.0 PROPOSAL

- 2.1 Based on the recommendations of the Board, the proposed modification in MPD-2021 is annexed as **Annexure III**.
- 2.2 Other issues related to allowing / regularizing of various other activities other than godowns existing in villages (laldora / extended laldora areas), FAR & Ground coverage in other warehouses and provisions of redevelopment of industrial areas are not connected with the current public notice, shall be examined separately by respective wings in DDA under appropriate provisions of MPD-2021 and DD Act, 1957 in a time bound manner.
- 3.0 The proposal as contained in para 2.1 and 2.2 above is placed before the Authority for its approval. After approval, the 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.

RESOLUTION

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

The words under Para B. of the proposal i.e. "..... shall be governed by the development control norms given in Table under **para C (h)**," be read as "..... shall be governed by the Development Control norms given in Table under **para C (i)**,".

Proposal be referred to the Ministry of Housing and Urban Affairs, Govt. of India immediately for consideration and issue of final notification.

राष्ट्रीय राजधानी क्षेत्र दिल्ली कानून (विशेष प्राधान्य) द्वितीय अधिनियम, 2011 में राष्ट्रीय राजधानी क्षेत्र की जनता की आवश्यकताओं को पूरा करने के लिए "स्कूलों, औषधालयों, धार्मिक संस्थाओं, सार्वजनिक संस्थाओं, गामीण क्षेत्रों में कक्षाएँ, मंदिर पर निर्मित कक्षाएँ इनपुट्स अथवा उत्पाद (देयता) और पोस्टी सहित) के लिए उपयोग में लाए जाने वाले भूखंड गृह, वेयरहाउसों और गोदामों तथा मौजूदा गोदाम समूहों (इनमें वे शामिल हैं जिनमें गैर-कृषि वर्गियों का मण्डलण किया जाता है) के पुनर्विकास हेतु दिशा-निर्देशों के संवध में व्यवस्थित प्राधान्य के लिए नीति अथवा योजना बनाने की व्यवस्था है।

6.4 असात क्षेत्रों में मौजूद गोदाम समूहों के पुनर्विकास के लिए मानदंड ।
असात क्षेत्रों में मौजूद गोदाम समूहों के पुनर्विकास के लिए प्रस्तावित मानदंड, जिसे दि.पु.यो.-2021 में संशोधन के रूप में अध्याय-6 शीक व्यापार में नए पैरा 6.4 के रूप में शामिल किया जाएगा ।

संशोधन :

का. आ. 509(अ)-दिल्ली विकास प्राधिकरण/केंद्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-(क) के अंतर्गत दिल्ली मुख्य योजना-2021 में निम्नलिखित संशोधनों के संवध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना की तिथि से तीन (03) दिनों 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, पता और टेलीफोन नं./संपर्क नंबर/ई-मेल भी दें, जो पठनीय हो ।

नई दिल्ली, 3 फरवरी, 2018

सांख्यिक सूचना

(मुख्य योजना अनुभाग)

दिल्ली विकास प्राधिकरण

NEW DELHI, SATURDAY, FEBRUARY 3, 2018/MAGHA 14, 1939

No. 4401

नई दिल्ली, शनिवार, फरवरी 3, 2018/माघ 14, 1939

सं. 4401

PUBLISHED BY AUTHORITY

प्राधिकार से प्रकाशित

PART II—Section 3—Sub-section (ii)

भाग II—खण्ड 3—अध-खण्ड (ii)

EXTRAORDINARY

असाधारण



- 6.4.1 असागत क्षेत्रों में गोदाम समूहों के पुनर्विकास के लिए मानदंड ।
- विद्यमान मूल वास्तविकताओं के साथ-साथ नियोजित विकास की असमानताओं को ध्यान में रखते हुए पुनर्विकास प्रक्रिया में निम्नलिखित मानदंडों का पालन किया जाएगा ।
- (क) न्यूनतम 4 हेक्टर समीपस्थ क्षेत्र के गोदामों/वेयरहाउसिंग गतिविधियों और समूहों के अंतर्गत 55 प्रतिशत प्लॉटों से अधिक के कर्दीकरण वाले असागत समूहों को वास्तविक सर्वेक्षण के आधार पर निर्धारित क्षेत्र के पुनर्विकास के लिए माना जाएगा ।
- (ख) ऐसे व्यक्तिगत प्लॉट, जो किसी भी समूह के भाग में शामिल नहीं हैं, वे दिल्ली मुख्य योजना-2021/क्षेत्रीय विकास योजनाओं के प्रावधानों द्वारा शासित होंगे ।
- (ग) श.रा.क्ष. दिल्ली सरकार द्वारा ऐसे समूहों की अधिसूचना के बाद सोसायटी द्वारा पुनर्विकास योजना (पूँजाविया) द्वारा गठित की जाने वाली) निम्नलिखित मानकों/शर्तों के आधार पर तैयार की जाएगी और इसके बाद, इसे संबंधित स्थानीय निकाय द्वारा अनुमोदन दिया जाएगा ।
- 1) न्यूनतम 30 मीटर मापान्धिकार सड़क से इस समूह की सीधी पहुँच होनी चाहिए ।
- ii) पुनर्विकास स्कीम/योजना तैयार करने, सेवाओं का विकास, पार्किंग और रखरखाव, प्रदूषण नियंत्रण एवं पर्यावरण प्रबंधन को सरल बनाने के लिए सोसायटी का गठन करना अनिवार्य होगा ।
- iii) प्लॉटों के आमेसन और पुनर्गठन की अनुमति पुनर्विकास के लिए दी जाएगी ।
- iv) जहाँ भी अनिवार्यता होगी, गोदामों के स्वामी संबंधित एंजिनियर्स से, अथवा संबंधित सांख्यिक अनापत्ति प्राप्त करेंगे । सोसायटी द्वारा पुनर्विकास के लिए ले-आउट प्लान को अनुमोदन देने के बाद, विन्डकॉल समूहों पर स्थानीय निकाय/श.रा.क्ष. दिल्ली सरकार से प्रस्ताव प्राप्त होने पर दि.वि.पा. द्वारा दिल्ली विकास अधिनियम 1957 की धारा 11-क के अंतर्गत भूमि उपयोग में परिवर्तन के लिए कार्रवाई की जाएगी ।
- v) अन्य शर्तों में निम्नलिखित शामिल हैं :
- (क) सर्वेक्षण/सड़कों/सर्विस लेन हेतु लगभग 10 प्रतिशत क्षेत्र आरक्षित होगा ।
- (ख) कॉमन पार्किंग, खाली पार्किंग और लॉडिंग/अपलोडिंग क्षेत्रों हेतु अर्ध-पारगम्य क्षेत्रों का लगभग 10 प्रतिशत क्षेत्र आरक्षित होगा ।
- (ग) मानदंड के अनुसार कुल क्षेत्रफल का लगभग 10 प्रतिशत क्षेत्र समृद्ध आहारमूल ढांचागत ज़रूरतों जैसे इलेक्ट्रिक सब स्टेशन, फायर स्टेशन, पुलिस पोस्ट, सविस्मि, लॉडिंग एवं बॉडिंग तथा अनौपचारिक बाजार क्षेत्र आदि के लिए आरक्षित होगा ।
- (घ) मानदंडों के अनुसार पार्किंग स्टेशनों, स्टोरेज टैंकों, गार्डवाटर रिचार्जिंग/रेनवाटर हावर्सिंग एवं ड्रेनेज प्लान हेतु आवश्यकता सहित दिल्ली जल बोर्ड/केंद्रीय भू-जल प्राधिकरण (जहाँ आवश्यकता हो) से जलपूर्ति हेतु प्लान तैयार करना ।
- (ङ) समूह क्षेत्र का लगभग 8 प्रतिशत पार्को/मीन बफर हेतु आरक्षित होगा ।
- (च) भूखंड के अंदर ही आवश्यक सुविधाएँ जैसे कि ई.एस.एस., भू जल स्टोरेज टैंक, रूप टॉप वाटर हावर्सिंग सिस्टम, सोलर हीटिंग/लाइटिंग सिस्टम आदि उपलब्ध कराये जाएंगे ।
- (छ) सभी प्लॉटों की 12 मी. के न्यूनतम मापान्धिकार वाली सड़क तक सीधी पहुँच होनी चाहिए ।
- (ज) यू.बी.डी.एल. 2016 की गालिका संख्या 3.2 के अनुसार जोखिम आधारित वर्गीकरण सहित योजना क्षेत्र के अंदर अलग-अलग भूखंडों हेतु विकास नियंत्रण मानदंड निम्न प्रकार से होंगे ।

1. जहाँ लॉटों की विभिन्न श्रेणियों के लिए जहाँ कहीं भी विनियम दिए जाते हैं निम्न श्रेणी में लॉट के वृद्धतम आकार के लिए कबड्डे क्षेत्र और कर्षा तल, अनुमत कबड्डे क्षेत्र और कर्षा तल से किसी भी मामले में कम नहीं होगा।
2. यू.बी.डी.एल. 2016, दिल्ली अनियमन सेवा अधिनियम के अनुसार जोखिम आधारित वर्गीकरण पर अग्नि सुरक्षा मानदंडों की अनुकूलता।
- 300 वर्ग मीटर आकार तक के लॉटों के लिए कॉमन पार्किंग उपलब्ध कराई जाएगी और पार्किंग और लॉडिंग/अनलोडिंग उद्देश्यों के उपयोग के लिए बिना चारदीवारी के फुट सीटबैंक प्रदान किया जाएगा।
- 200 वर्ग मीटर से अधिक के लॉटों के लिए पार्किंग और लॉडिंग/अनलोडिंग के लिए स्वामियों द्वारा अपने लॉटों के अंदर व्यवस्था की जाएगी।
- दि. 15.04.2021 में की गई व्यवस्था के अनुसार प्रावधान/बैसमेंट का उपयोग किया जाएगा।
- (vi) अन्य प्रावधान/विकास नियंत्रण मानदंड यथा निर्दिष्ट/नियम लागू होंगे।
- टिप्पणी : गौदम समूह के अंदर अथवा आसपास के क्षेत्र V (क, ख, ग, ड) में उल्लिखित इन श्रेणियों के लिए भूमि की उपलब्धता की शर्त पर।
- (vii) पुनर्विकास कार्य सासायाटियों द्वारा ऐच्छिक रूप से किए जाएंगे और स्क्रीम/योजना के अनुमोदन की तिथि से तीन वर्षों के अंदर पूरा किया जाएगा।
- (viii) आधुनिक संरचना/सुविधाओं के प्रावधान के बाद व्यक्तिगत लॉट स्वामियों/शेयर बर्डी भूमि स्वामियों के समूह को विद्यमान उपयोग से बेयरहाउसिंग अथवा दिल्ली मुख्य योजना के अनुसार अन्य अनुमत उपयोग में परिवर्तन मांगार/गौदमों के लिए नीति दिशा-निर्देश/दिल्ली मुख्य योजना/एकीकृत भवन-निर्माण उपविधि में निर्धारित प्रावधानों के साथ और सभी सांख्यिक निकायों से अनापत्ति/अनुमति प्राप्त होने के बाद उनकी सजावटी की शर्त पर दिया जाएगा।
- (ix) समय-समय पर सरकार द्वारा तय (जहाँ लागू हो) अपेक्षित परिवर्तन प्रयासों और अन्य लेवी को संबंधित प्राधिकरण को अदा करने के लिए अनुरोध किया जाएगा।
- (x) स्क्रीम/योजना के अनुमोदन की तिथि से तीन वर्षों के अंदर पुनर्विकास किया जाना है। समूह, जो विनिर्दिष्ट अवधि के अंदर पुनर्विकास प्रस्तावों को पूर्ण करने में विफल होते हैं, उन्हें अन्य सजाव लेवी में स्थानांतरित किया जाएगा और अंततः समूहों में गौदमों का प्रचालन बंद किया जाएगा। ऐसे मामलों में, लाइसेंस प्राधिकरण, सक्षम प्राधिकारी से भूमि उपयोग अनापत्ति प्राप्त किए बिना इस प्रकार के गौदमों के लाइसेंस का नवीनीकरण/जारी नहीं करेगा। अंततः क्षेत्रों में कोई भी नए लाइसेंस भूमि उपयोग अनापत्ति प्राप्त किए बिना जारी नहीं किए जाएंगे।

टिप्पणियाँ :

लॉट का आकार (वर्ग मीटर में)	अधिकतम ग्राउंड कवरेज (%)	अधिकतम एफ.ए.आर.	अधिकतम अक्षय कवरेज	पार्किंग
200 तक	70	140	15 मीटर से कम	- 300 वर्ग मीटर तक के लॉटों के मामले में कॉमन पार्किंग उपलब्ध कराई जाएगी।
200 से अधिक	60	120	15 मीटर से कम	कॉमन पार्किंग उपलब्ध कराई जाएगी।
2000 तक	50	100	15 मीटर से कम	300 वर्ग मीटर से अधिक के लॉटों के लिए
2000 से अधिक	50	100	15 मीटर से कम	300 वर्ग मीटर से अधिक के लॉटों के लिए
10,000 तक	40	80	15 मीटर से कम	कर्षा तल का 3 ई.सी. एस./100 वर्ग मीटर।
10,000 से अधिक	40	80	15 मीटर से कम	कर्षा तल का 3 ई.सी. एस./100 वर्ग मीटर।

S.O. 509(E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi - 2021, under Section - 11(A) of the Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi - 110023 within a period of **three (03) days** from the date of this Notice. The person making the objections or suggestions should also give his/ her name, address and telephone/ contact number(s)/ e-mail which should be readable.

New Delhi, the 3rd February, 2018

PUBLIC NOTICE
(MASTER PLAN SECTION)
DELHI DEVELOPMENT AUTHORITY

डी. सरकार, आयुक्त एवं सचिव
[फ. सं. एक-3(84)2010/एम.पी.]

2. असात क्षेत्रों में मौजूद मादाम समूहों के पुनर्विकास के लिए प्रस्तावित मानदंडों का पाठ संक्षेप रूप से उपरोक्त संदर्भित अध्याय के अंदर सभी कार्य-दिवसों को, उप निर्देशक, मुख्य योजना अयुक्त, छटा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 कार्यालय में भी उपलब्ध रहेगा।
- स्थानीय निकायों द्वारा इन विनियमों का कार्यान्वयन इस प्रकार की परिधीयताओं के लिए बार-बार पूछे जाने वाले प्रश्नों (एफ.ए.आर.) के साथ यूजर फ्रेंडली गाइड के एक भाग के रूप में प्रस्तुत की जाएगी।
- (घ) सड़क को चौड़ा किए जाने के लिए भूमि छोड़ने के मामले में वारंशिक प्लॉट का एक.ए.आर. अनुमत होगा।
- (ग) संशोधित स्थानीय निकाय और स्टकहोल्डर्स निर्धारित शुल्क/प्रभार की वसूली के लिए किया विधि तैयार करेंगे।
- (ख) वैयक्तिक समूहों की पुनर्विकास योजना संशोधित सांसाधनियों द्वारा तैयार की जानी है और उसके पश्चात् सम्बन्धित स्थानीय प्राधिकरण/दिल्ली नगर निगम द्वारा अनुमोदित की जाएगी। पुनर्विकास इस प्रकार की योजनाओं के अनुमोदन की तिथि से तीन वर्ष के अंदर पूर्ण किया जाएगा।
- (क) इन दिशानिर्देशों के अंतर्गत सभी पुनर्विकास स्कीमों सांविधिक प्रावधानों/आवश्यकताओं/दि.वि.प्रा. अधिनियम, 1957 और मुख्य योजना शर्तों/यू.बी.सी.एल. 2016 को संशोधित करेंगे।

6.4.2 अन्य भाग

- (ख) निम्नलिखित क्षेत्र मादाम समूह पुनर्विकास स्कीम के लिए योग्य नहीं होंगे : बंगाली क्षेत्र (नई दिल्ली और सिविल लाइन्स), रिज, रिबर बैंड (जोन-आ), जलाशय, नहरों, सुरक्षा की दृष्टि से संवेदनशील क्षेत्र, संरक्षण और विरासत क्षेत्र, आरक्षित/सुरक्षित वन, डी.डी.ए. प्लॉट्स, कांपसिटिव समूह आवास सोसाइटी, सरकारी प्लॉट/बंगला/कर्मचारी आवास इत्यादि और उनके आसपास के क्षेत्र।

Modifications:

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.

- A. Non-conforming clusters of godowns/warehousing activities of minimum 4 Ha contiguous area and having concentration of more than 55 % plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.
- B. Individual plots which do not form part of any cluster will be governed by the provisions of the Master Plan for Delhi 2021/Zonal Development Plans.
- C. After notification of such clusters by the 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 R/W.
 - ii) Formation of 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.
 - 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 under section 11-A, of DD Act 1957 by DDA on receiving the proposal from local body/GNCTD.
 - v) Other stipulations shall include:
 - a) About 10% area is to be reserved for circulation/roads/service lanes.
 - b) About 10% of semi permeable surface for common parking, idle parking and loading / uploading areas.
 - c) About 10% of total area to be reserved for Associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, Loading 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 cluster area shall be reserved for parks/green buffer.
- f) Utilities such as ESS, underground water storage tank, roof top water harvesting system, solar heating/lighting systems etc. will be provided within the plot.
- g) All plots should have direct access from road of minimum RoW of 12 mts.
- h) Development control norms for the individual plots within the scheme area 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 200	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 200 - 2000	60	120	Below 15 m	
Above 2000—up to 10,000	50	100	Below 15 m	
Above 10,000	40	80	Below 15 m	

Notes:

1. 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.
 - i) Common parking to 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.
 - j) For plots above 200 sq.m, provision for parking and loading/unloading shall be made by the owners within their plots.
 - k) Provision/use of basement shall be as per the stipulations of MPD-2021.
- 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) The redevelopment work shall be undertaken by the societies voluntarily and shall be completed within three years from the date of approval of the scheme/ plans.
- viii) After provision of infrastructure/facilities, individual plot owners/group of owners of remaining lands shall be allotted for conversion from existing use to warehousing or any permissible use as per MPD subject to their conformity with provisions stipulated in the policy guidelines/MPD / UBBL for warehouses / godowns and after obtaining clearances/ permissions from all statutory bodies.
- ix) Requisite conversion charges, and any other levies as decided by the Government from time to time (wherever applicable) would be requested to be paid to the concerned Authority.
- x) The redevelopment shall be completed within three years from the date of approval of the scheme/plans. Clusters, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and the godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew/issue 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.

- xi) The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), 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.

6.4.2 OTHER CONDITIONS

- A. All the Redevelopment Schemes under these guidelines shall conform to the statutory provisions/requirements/DD Act, 1957 and Master Plan stipulations/UBBL, 2016.
- B. Redevelopment plans of individual clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority/MCD. The redevelopment shall be completed within three years from the date of approval of such plans.
- C. The concerned local body and the stakeholders will work out the mechanism for the recovery of stipulated levies/charges.
- D. In case of surrender of land for road widening, the FAR of the original plot will be permissible.

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.

2. The text of proposed norms for redevelopment of Godowns clusters existing in non-conforming areas shall also be available for reference at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above.

[F. No. F-3(84)2010/MP]

D. SARKAR, Commissioner-cum-Secy.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
NEW DELHI

No. F 3(84)2010/MP/

Date: 22.02.2018

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 09.02.2018, 10.02.2018 and 12.02.2018 with reference to "Proposed Norms for Redevelopment of Godowns Clusters existing in Non-Conforming Areas - as a modification to MPD - 2021".

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 02.02.2018 vide item no. 02/2018. Accordingly, as per legal provision under Section 11-A of DD Act, 1957, the proposed amendments in MPD-2021 were put up in public domain for inviting suggestions / objections on 3rd February, 2018 for three days i.e. upto 5th February 2018, vide gazette notification S.O. 509 (E) dt. 03.02.2018, which was further extended for two days upto 7th February 2018 vide notification S.O. 533(E) dated 06.02.2018.

In response to the public notice, 121 objections / suggestions were received within the stipulated time period. Above objections / suggestions were placed before the Board of Enquiry and Hearing. The Board heard 60 number of the oral submissions comprising of individuals, RWAs, Traders Associations, NGOs and public representatives who submitted their objections / suggestions on 9th, 10th & 12th February, 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 are as follows:

1. Only 3 days given for filing response out of which 2 days were holidays which subverts judicial process and excludes citizens from planning process.
2. Regulations for regularization of warehouses should be done under Section 57 of DD Act 1957 instead of Section 11A of DD Act 1957.
3. Permitting godowns in non-conforming areas will compromise environment, traffic, economic disparity, and security threat. Extensive proposed modifications will have extensive impacts on environment, traffic, safety, urban skyline etc. Possibility of shifting of all Godowns to outskirts may be explored.
4. Policy for permitting individual godowns on stretch of roads which are usually scattered and cannot be contiguous needs to be framed. Also, separate norms for regularization of standalone godowns be prescribed.

5. Minimum area requirement for cluster be reduced to 0.4 Hact from 4 Hact. and approach road to the cluster should be reduced to 12 metre from 30 metre.
 6. Vacant pockets within the clusters should be part of warehousing use zone; and clarity to be brought on the use of remaining 45 % plots.
 7. Godowns be allowed only on min 18 mts RoW to avoid traffic congestion.
 8. Commercial and storage activities in urbanized villages / non-conforming areas which are non-hazardous and falling on 9- 10 meters must be regularized. 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.
 9. Re-categorization of plot sizes. Common parking shall be provided for plots upto 500 sq.m, Parking norms to be applied for individual plots above 500 sq.m.
 10. Scientific method for calculation of conversion charges and levy of penalty atleast 10 times the commercial land circle rates for the past and ongoing misuse.
 11. All existing commercial activities (warehousing, shops, hospitals, educational institutions, Paying guests) falling in Village Abadis / extended abadis area upto 2.2.2018 be allowed to continue on as is where is basis.
 12. Cluster identification be done by DDA. Clusters / plots identified for regularization should be processed for CLU based on boundaries identified by GNCTD and then layout plan preparation by society.
 13. Ascertain whether infrastructure development/ augmentation has been carried out to match the requirement due to increase in FAR.
 14. The ground coverage and FAR in respect of wholesale trade needs to be kept at par with the DC norms for re-development of godown clusters.
 15. Status of redevelopment proposals for industries and other areas be examined before any further modification.
 16. In addition to above, SDMC and NDMC has give the following comments / recommendations:
 - Minimum area requirement for cluster be reduced to 1 Hact from 4 Hact.
 - Cluster should have direct access from a road of minimum 12 meters RoW instead of 30 meter.
 - Increasing or deletion in time limit of 3 years for redevelopment.
 - Para 6.4.1 to include 1-2% commercial component in the scheme and allowing godowns in the facility corridor.
 - Stipulations given para 6.4.1 C (v) to be made applicable in all areas for future development of godowns
- Dy. Secretary (UC), UD Deptt., GNCTD vide letter dt. 08.02.2018. (with prior approval of Hon'ble Lt. Governor, Delhi) provided the following comments / recommendations on the proposed policy
- Requirement of concentration of "more than 55% plots" to be reduced to "more than 50% plots".
 - Cluster should have direct access from a road of minimum 18 meters RoW instead of 30 meter.

- All plots should have direct access from road of minimum RoW of 9 meters instead of 12 meters.
- 6.4.1 (C) (v) (k) be substituted with "Basement, if used for warehousing purposes, should be counted towards FAR."
- Re-categorization of the plot sizes within scheme area i.e. "upto 300 sq.m", "Above 300 sq.m, - upto 1000 sq.m,", "Above 1000 sq.m, -upto 10,000 sq.m," and "Above 10,000 sq.m," with uniform FAR of 200. No height restriction in plots above 1000 sqm.

Thereafter, Board sought the observations / clarifications on the above issues from the Planning Deptt., DDA. The following observations were placed before the Board for its consideration:

- i. Public notice for inviting objections / suggestions within 3 days was within legal provisions and in accordance with the gazette notification issued vide G.S.R. 101(E) dt. 31.01.2018 by Ministry of Housing and Urban Affairs, Govt. of India.
- ii. Proposal contained in the Public notice is regarding the proposed development control norms for redevelopment of godown clusters existing in non-conforming areas which are to be incorporated as a separate policy in Chapter 6 of MPD-2021. Any modification / addition in MPD-2021 is carried out as per the procedure laid down in Section.11A of DD Act, 1957.
- iii. 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. In view of above and due to paucity of land in Delhi immediate shifting of godowns may not be possible.
- iv. Since the activities involved in the warehousing / godowns are mainly storage, loading and unloading, movement of heavy vehicles and involvement large no. of workers. This has social implications besides environmental impacts, traffic congestion etc. Moreover, the use premises (warehousing) is a part of Commercial (C2). Change of land use of each and every plot (even those having small plot sizes) shall be required which may be practically difficult.
- v. For holistic planning and provision of all the services and infrastructure required for warehousing, the area of 4 Hact. is desirable.
- vi. Regarding utilization of remaining 45% of land within the cluster, any land (vacant or built-up) which is forming part of the cluster and fulfilling the norms shall be considered as a part of the cluster for redevelopment scheme. The same has already been provided under para 6.4.1 C (viii) of the proposal.
- vii. The reduction in road width has been taken up considering movement of heavy vehicles / trucks carrying large volumes of goods. The road widths have already been proposed to be to be reduce from 18m to 12m. Any further reduction in the road width may lead to traffic congestion and will convent in pollution & traffic jams and inconvenience to the population of that area.

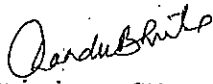
- viii. Suggestion for re-categorization of the plot sizes made by the applicants has already been discussed by the Committee constituted by the Authority wherein it was agreed that the plot size "upto 500 sq.m." be taken instead of plot size "upto 200 sq.m.". However, while submitting the proposal to the Authority it was inadvertently typed as 200 sq.m.
- ix. Regularization of any existing unauthorized construction / godowns shall be subject to payment of penalty and conversion charges as prescribed by the government from time to time.
- x. Other issues of allowing / regularizing of various other activities other than Godowns existing in villages (laldora / extended laldora areas), FAR & Ground coverage in other warehouses or redevelopment of industrial areas etc. is outside the scope of the Public Notice under consideration.


Recommendation:

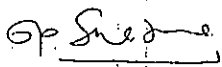
In view of above and taking into consideration the ground realities, the Board recommended the proposal as contained in the public notice issued vide S.O. 509 (E) dated 03.02.2018 may further be processed as per Section 11A of DD Act, 1957 with following modifications / additions:

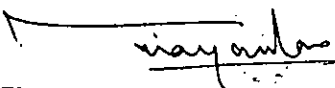
- a) Keeping in view the ground realities and existing infrastructure the minimum requirement of area may be reduced to 2 Ha. from 4 Ha.
- b) The cluster should have direct access from a road of minimum 30mt RoW and all plots within the scheme should have direct access from road of minimum 12 mts RoW.
- c) Re-categorization of plots within scheme area i.e. "upto 500 sq.m.", "Above 500 sq.m, - upto 2000 sq.m.", "Above 2000 sq.m, -upto 10,000 sq.m.", and "Above 10,000 sq.m," for fixing of development control norms.
- d) Common parking facility shall be provided for plots upto 300 sqm. For plots above 300 sq.m. parking shall be provided within the plot.
- e) After notification of such clusters by the GNCTD, the redevelopment scheme will have to be prepared by the group or society (to be formed by the land owners). Stand alone godowns (storage of non- polluting/ non- hazardous materials) shall be allowed only which are having direct access from minimum 30 mts. RoW road. The loading/ unloading facility from the vehicles shall be provided within the plot. The development control norms shall be as stipulated in the regulations.
- g) 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 minimum 9 mt. RoW (with maximum plot size of 300 sqm) or minimum 12 mtr. RoW (for more than 300 sq.m.).
- h) Workshops 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.

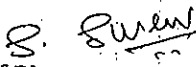
The above recommendations be appropriately incorporated in the proposal by the Planning department. Since some of the issues raised are not connected with the current public notice, the matter be examined separately under appropriate provisions of MPD-2021 and DD Act, 1957.

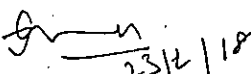

Commissioner (Plg.) DDA
(Convener & Secretary of
the Board of Enquiry &
Hearing)


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


Sh. O. P. Sharma, MLA
(Member of the Board of
Enquiry & Hearing)


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


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


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

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.

- A. Non-conforming clusters of godowns / warehousing activities of minimum 2 Ha. contiguous area and having concentration of more than 55 % plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.
- B. Stand alone Godown plots which do not form part of any cluster shall be governed by the development control norms given in Table under para C (h), based on the following criteria:
 - 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. The loading / unloading facility from the vehicles shall be provided within the plot.
 - iii. Owners of stand alone godowns needs to get the proposal approved within one year period from the date of this notification. Failure to do so, the owners of such plots shall have to shift to the other conforming areas / godown clusters and the godowns functioning in non-conforming areas shall have to close down immediately.

- C. After notification of such clusters by the GNCTD, the redevelopment scheme will have to be prepared by the group or 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 group or society, the identified clusters will be processed for change of land use under Section 11-A, of DD Act 1957 by DDA on receiving the proposal from local body / GNCTD.
 - v) Other stipulations shall include:
 - a) About 10% area is to be reserved for circulation / roads / service lanes.
 - b) About 10% of semi permeable surface for common parking, idle parking and loading / unloading areas.
 - c) About 10% of total area to be reserved for Associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, Loading 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 cluster area shall be reserved for parks / green buffer.
 - f) Utilities such as ESS, underground water storage tank, roof top 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.
 - h) 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

minimum 9 mt. RoW (with maximum plot size of 300 sq.m.) or minimum 12 mtr. RoW (for more than 300 sqm).

- i) Development control norms for the individual plots within the scheme area 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:

1. 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.

- j) 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.
- k) For plots above 300 sq.m, provision for parking and loading / unloading shall be made by the owners within their plots.
- l) Provision / use of basement shall be as per the stipulations of MPD-2021.
- m) Workroom 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) 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) The redevelopment work shall be undertaken by the groups or societies voluntarily and shall be completed within three years from the date of approval of the scheme/ plans.
- viii) After provision of infrastructure / facilities, individual plot owners / group of owners of remaining lands (i.e. 45% of the plots within the cluster) shall be allowed for conversion from existing use to warehousing or any permissible use as per MPD subject to their conformity with provisions stipulated in the policy guidelines / MPD / UBBL for warehouses / godowns and after obtaining clearances / permissions from all statutory bodies.
- ix) 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.
- x) Redevelopment plans of individual clusters will have to be prepared by the concerned groups or societies voluntarily and thereafter approved by the concerned local authority / MCD. The redevelopment shall be completed within three years from the date of approval of the scheme / plans.
- xi) Clusters, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and the godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue 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.
- xii) The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), 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.

6.4.2 OTHER CONDITIONS

- A. All the Redevelopment Schemes under these guidelines shall conform to the statutory provisions / requirements / DD Act, 1957 and Master Plan stipulations / UBBL, 2016.
- B. The concerned local body and the stakeholders will work out the mechanism for the recovery of stipulated levies / charges.