# AGENDA ITEMS FOR THE MEETING OF THE DELHI DEVELOPMENT AUTHORITY HELD ON 02.02.2018 AT RAJ NIWAS DELHI

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

No. F.2(2)2018/MC/DDA/31

Dated: the 1st February, 2018

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Friday, the  $2^{nd}$  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

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
- Shri B.K. Tripathi
   Member Secretary, NCR Planning Board
- 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

- 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. Shri K.K. Joadder Chief Planner, T.C.P.O.
- 6. Dr. Puneet Kumar Goel Commissioner, SDMC
- 7. Dr. Ranbir Singh
  Commissioner, EDMC
- 8. Shri Madhup Vyas
  Commissioner, NDMC
- Shri Rajeev Verma
   Principal Commissioner (LD, LM & LP), DDA
- 10. Shri J.P. Agrawal
  Principal Commissioner (Housing, Systems & PMAY), DDA
- Shri Shripal
   Principal Commissioner (Personnel, Landscape & Hort.), DDA

#### Copy also to:

- Shri Vijay Kumar
   Principal Secretary to Lt. Governor, Delhi
- 2. Smt. Swati Sharma Special Secretary to Lt. Governor, Delhi
- Shri R.N. Sharma
   Special Secretary to Lt. Governor, Delhi
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- 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/32

Dated: the 1st February, 2018

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Friday, the 2<sup>nd</sup> February, 2018 from 10.00 a.m. to 11.00 a.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi

(Rajiv Matta)

Asstt. Director (Meetings)

Encl: As above

#### Copy to:

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

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2.	02/2018	Proposed norms for redevelopment of Godowns clusters existing in non-conforming areas – as a modification to MPD-2021. F.3(84)2010/MP	PLANNING	

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#### ITEM NO. 01/2018

Sub: Proposed Amendments in Development Control Norms of Shop-cum-Residential Plots in MPD-2021

File No. F 3(10)2014/MP

#### **SYNOPSIS**

- Shop-cum-residence plots were planned /allotted during the period prior to promulgation of MPD-1962 which were developed based on the standard plans
- Some of these Shop-cum-Residential Plots/ Complexes have been designated/ shown as Commercial Centres in the MPD- 2001/ 2021.
- In the year 2006, Central Government notified the mixed use regulations (incorporated in MPD-2021) and simultaneously Mixed/Commercial streets were declared and notified by MCD/GNCTD wherein ground floor was for commercial purpose and upper floors for residential use.
- In the same manner, the upper floors of the existing shop-cum-residential plots have constructed the building for commercial use legally/ illegally and there is no provision for shop-cum-residence plots which came up after MPD-1962.
- Shopkeepers & Traders Associations in such areas have been demanding for applicability
  of residential plotted development control norms for the designated LSCs in the approved
  Zonal Plans as well other existing shop-cum-residential scheme pre or post 1962.
- Several issues were raised by the concerned local bodies w.r.t the absence of provisions for shop-cum-residence plots which came up after MPD-1962, development control norms for Shop-Cum-Residential Plots / Complex declared as Commercial Centres.
- In view of the identified problems and issues, the modifications have been proposed in MPD-2021 to be processed under Section 11A of DD Act, 1957.

#### 1.0 BACKGROUND

- 1.1 The concept of Shop-cum-Residence was followed by Delhi Improvement Trust before coming into force of Delhi Development Authority prior to 1957. This concept continued in first Master Plan for Delhi-1962. Sarojini Nagar, South Extension, Khan Market, Defence Colony etc. are some examples.
- 1.2 These markets were developed based on standard plan as shop-cumresidence plots (i.e. shop on ground floor and residence on the first floor) designed and approved by the concerned Authority/ Local Body. Such plans are modified as per applicable development control norms.

- 1.3 In the Zonal Development Plans formulated under MPD-2001/2021, few of such Shop-cum-Residential Plots / Complexes have been designated / shown as Commercial Centres.
- 1.4 The above shop- cum- residence plots / complexes shall be categorized under following three heads:
  - a) Shop-cum-Residential Plots/ Complexes in rehabilitation colonies or other residential areas.
  - b) Shop-cum-Residential Plots/ Complexes designated as Commercial Centre under MPD-2001 / 2021.
  - c) Shop-cum-Residential Plots / Complexes falling along the Commercial Streets.
- 1.5 Development Control Norms for the Commercial Centres/ shop-cumresidence plots are governed as per the provisions given under para 5.6 in Chapter 5 of MPD-2021.

#### 2.0 PROBLEMS AND ISSUES

- 2.1 With the change in needs and the requirement of commercial space in the residential areas, the upper floors of the existing shop-cum-residential plots have been converted to commercial use.
- 2.2 As per MPD-2021, residential activities are not allowed in the Local Shopping Centre and the permissible FAR of the Local Shopping Centre is 100.
- 2.3 However, in the residential plots where the commercial activities have been allowed or the residential plots which are located on the notified commercial streets, the FAR of residential plots is allowed with its use as commercial after conversion as per para 15.12.3 in Chapter 15 of MPD-2021.
- 2.4 Cases where plots within LSC (shop-cum-residence designated as LSC) have higher FAR as per lease deed than the prescribed norms in MPD-2021 need consideration. Shopkeepers & Traders Associations in such areas have been demanding for applicability of residential plotted development control norms for the designated LSCs in the approved Zonal Plans as well other existing shop-cum-residential scheme pre or post 1962.
- 2.5 These areas already have shortage of public parking spaces and there is land constraint for construction of multi-level parking lots. The issue of parking needs to be addressed.

2.6 The above issues are also under consideration in the various ongoing court cases namely WP (C) 4008/2006, IA 2472-73/2010 in IA No. 22 in WP (C) 4677/1985, WP (C) 4396/2001, WP (C) 4400/2010 in the matter of South Extension Traders Association Vs Union of India & ors. and WP (C) 3263/2014 titled Aman Lekhi & Ors. Vs. Union of India & Ors.

#### 2.7 These issues have been addressed in the present proposal:

- (i) Problems faced by community due to differential norms provided for various categories of shop-cum-residence plots in MPD-2021
- (ii) Issues related to congestion, lack of parking and unplanned development within the markets / areas.
- (iii) To avoid any unauthorized development and mishap in such areas in future, the need for obtaining all statutory clearances has been addressed.
- (iv) To bring out clarity in the permissibility of commercial activity in basements on commercial streets as well as in commercial areas.

#### 3.0 RECOMMENDATION OF TECHNICAL COMMITTEE

The matter was placed before the Technical Committee in its meeting held on 30.01.2018 vide Item No. 05 / 2018 which recommended as under:

The rate of penalty be reduced from  $10^{'}$  times to 2 times. Therefore, the clause 15.9 (v) may suitably modified.

The proposal as contained in Para 3.0 of the agenda was recommended for further processing under Section 11A of DD Act, 1957 incorporating the above suggested modifications."

#### 4.0 PROPOSAL

In view of decision of the Technical Committee, the proposal regarding modifications in the relevant clauses of MPD-2021 regarding Development Control Norms of Shop-cum-Residential Plots are as follows:

	MPD 2021
Existing Provisions	Proposed Amendments / Modifications
5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to	5.6.2 The CC / LSC / CSC will cater to the day-to-day needs permissible FAR shall be given. The parking to be provided as per MPD-2021

1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration commercial activities, may continue subject 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 maximum overall FAR of 50% over and above the existing permissible FAR shall be given.

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— <del>--to---</del> ---FAR permissible on residential plot subject to-availability of the parking in the area. The plot holder of shopcum-residence plot is also allowed to-continue-with the original use-i.e. shopcum-residence and in such cases there-will be no insistence for levy of any conversion charges".

norms on the total achieved FAR."

- 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 Shopping Centre with the following conditions:
  - 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.
  - Payment of use conversion charges from "Residential" to 'Commercial" shall be applicable as prescribed by the Govt. from time to time.
  - c. 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.
  - d. 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..
- 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.
- 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.

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.

#### 15.9 (v)

In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use.

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.

#### 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.

5.0 The proposed modifications in MPD-2021 as contained in para 4.0 above is placed before the Authority for its approval and for inviting objections/ suggestions from the public under Section 11A of DD Act, 1957.

#### RESOLUTION

The proposal contained in the agenda item was approved. Public notice be issued immediately for a period of 3 days inviting objections/suggestions.

#### ITEM NO. 02/2018

Subject: Proposed norms for redevelopment of Godowns clusters existing in non-conforming areas - as a modification to MPD - 2021

#### F. No F.3(84)2010/MP

#### I. BACKGROUND

i. 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"

It also envisages no punitive action till 31.12.2017 for the unauthorized construction in this regard.

- ii. Delhi Development Authority, in its meeting held on 08.05.2013, had decided that "DDA would consider regularizing all existing Godowns 12mt ROW as they are serving a genuine requirement. However, in future Godowns would be permissible along 18 mts ROW.
- iii. Thereafter, Regulations were discussed in the Delhi Development Authority meeting held on **31.01.2014 vide Item No. 19/2014**. As per the record resolution of the Authority "GNCTD requires time to be examine the issue by Revenue department of GNCTD", as such Godowns are located in rural areas as per Revenue records and the Item was deferred.

#### II. FOLLOW UP ACTION

- i. As a follow up to the decision of the Authority, observations of GNCTD were sought vide letters dt. 06.03.2014, 08.05.2014, 24.07.2014, 05.09.2014. D.O. letters from VC, DDA were also sent to Chief Secretary, GNCTD on 27.10.2014 and 9.2.2016.
- ii. Joint Secretary (UC/UD), Urban Development Department, GNCTD vide letter dt. 15.2.2016 communicated the observations of GNCTD which are as under:

- a. Instead of 70 % of the plots in the proposed DDA Policy the area have been 55 % of plots can be considered for warehousing. 55 % coverage indicates that the area has been substantially used for warehousing.
- b. In industrial area there should be no restriction of 15 % for making use of warehouse. This limit may be removed.
- c. Restrictions for height of warehouse especially for cold storage can be waived off and should be as per FAR.
- d. Rest of the draft policy farmed by DDA and sent for comments vide letter No. F3(84)/2010/MP/952-EP dated 23/10/2014 is agreed to.
- iii. Delhi Development Authority on 11.03.2016 considered the proposal and constituted a Committee under the chairmanship of EM, DDA to examine the draft regulations and all other related issues and propose a draft at the earliest.
- iv. The Committee convened the meetings on 19.04.2016 and 16.5.2016, based on which draft regulations were circulated to all the members for views/ suggestions on 19.5.2016.
- v. In response, the observations from the Fire Department and North DMC were received. However, comments from GNCTD were not received and GNCTD representative vide letter 6.6.2016 informed that GNCTD comments would be furnished after approval of Dy. Chief Minister, GNCTD.
- vi. DDA vide letter dated 28.9.16, 13.12.2016 and 3.2.2017 has requested GNCTD to furnish their comments at the earliest to the Committee set up to finalize the policy, so that the matter may accordingly be processed further.
- vii. Recently, a D.O. letter was sent on 13.10.2017 and 30.01.2018 by V.C. DDA addressed to Chief Secretary, GNCTD requesting therein to expedite the matter. However, the reply is still awaited from the Revenue Department, GNCTD. (Aggregation of the Revenue Department)

#### III. PROPOSAL

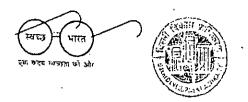
Based on the inputs received from various government departments and decision taken in the meetings of the Committee, the proposal regarding modifications is annexed (Annexure 11)

IV. The proposed modifications in MPD-2021 as contained in Para III above is placed before the Authority for its approval and for inviting objections / suggestions from the public under Section 11A of DD Act. 1957.

#### **RESOLUTION**

The proposal contained in the agenda item was approved. Public notice be issued immediately for a period of 3 days inviting objections/suggestions.

उदय प्रताप सिंह उपाध्यक्ष Uda 'ratap Singh Vice-Chairman



दिल्ली विकास प्राधिकारण

Delhi Development Authority विकास सदन, नई दिल्ली-110023

Vikas Sadan, New Delhi-110023 Ph.: 2469-7900, 2469-9479 Fax: 2462-3968

E-mail: vcdda@dda,org.in

No.: F3(84)2010-MP/139-G

Dated: October 13/2017

Dean Kulty Saluk

This is regarding the draft regulations formulated by DDA for re-development of Godown Clusters existing in non-conforming areas in Delhi as part of modification in MPD-2021. These have been prepared under the provisions of NCT of Delhi (Special Provisions) Second Act, 2011 wherein existing godowns have been included in the category of unauthorized development against which no punitive action is to be taken by the local bodies upto 31.12.2017 (copy enclosed).

These regulations were discussed in the meeting of the Authority held on 11.03.2016 vide Item No.29/2016. As a follow-up of the decision taken, a committee was constituted under the chairmanship of Engineer Member, DDA to review the draft regulations and all other related issues. The committee has met several times in past wherein these regulations have been deliberated and recommendations of the concerned departments have been incorporated.

However, Revenue Department, Govt. of NCT of Delhi vide their letter dated 06.06.2016 (copy enclosed) informed that the comments of Govt. of NCT of Delhi would be conveyed to DDA after formal approval is granted to them by their competent Authority. DDA vide letters/reminders dated 28.09.2016. 13.12.2016. 06.02.2017 and 12.07.2017 (copies enclosed) has been requesting GNCTD for furnishing their comments on the Draft Regulations in order to enable their finalization.

The Regulations are to be implemented mainly by the concerned departments of Govi, of NCT of Delhi and as such the observations of Revenue Department, GNCTD are a pre-requisite for finalizing these Regulations.

As the matter has already been delayed a lot and Ministry of Housing & Urban Affairs, GOI is closely monitoring the matter under National Capital Territory of Delhi (Special Provision) Second Act, 2011 extended upto 31.12.2017, your kind intervention is being sought to ensure that the needful is compiled by the Revenue Department of GNCTD and observations/views are submitted at the earliest to enable DDA to process the matter further.

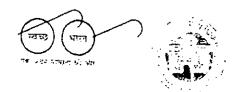
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Yours sincerely.

[Udai Praus Singir]

D. M.M.Kutty, Chief Secretary, Govt. of NCT of Delhi 5<sup>th</sup> Level, Delhi Sachivalya, LP.Estate, New-Delhi-02

5/6



D.O. PS/VC/DDA/2018/ (): Dated: 30.01.2018

Kindly refer to the D.O. letter dt. 13.10.2017 (copy enclosed) regarding the draft regulations formulated by DDA for modifications in MPD-2021 w.r.t. redevelopment of Godown Clusters existing in non-conforming areas in Delhi. These have been prepared under the provisions of NCT of Delhi (Special Provisions) Second Act, 2011.

The relevant documents along with the copies of correspondences have already been made available with Revenue Department, Govt. of NCT of Delhi. Till this date no comments / observations have been received in this regard despite of repeated requests.

Since the Authority meeting is scheduled to be held on 2<sup>nd</sup> February 2018, it is again requested that the requisite comments may kindly be forwarded to this office at the earliest as the subject matter is to be placed before the Authority for appropriate decision.

In case no communication is received from Revenue Deptt., Govt. of NCT of Delhi, it will be deemed that there is no comment to be offered by Govt. of NCT of Delhi in this regard.

Yours sincerely.

[Udai Pratap Singh]

Shri Anshu Prakash Chief Secretary, Govt. of NCT of Delhi, 5<sup>th</sup> Level, Delhi Secretariat, L. P. Estate, New Delhi-110002

Copy to:

Special Secretary to Hon'ble Lt. Governor. Delhi Raj Niwas. Delhi

[Udai Pratan Singh]

DRAFT

Proposed norms for redevelopment of Godowns clusters existing in nonconforming 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) Seconds 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 NONCONFORMING 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	<ul> <li>Common Parking</li> </ul>
Above 200 - 2000	60	120	Below 15 m	to be provided in case of plots upto
Above 2000 - upto 10,000	50	100	Below 15 m	300 sq.m. - 3 ECS / 100 sq.m.
Above 10,000	40	80	Below 15 m	of floor area for plots above 300 sq.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.
- E. 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.

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

No. F.2(2)2018/MC/DDA/33

Dated: the 1st February, 2018

Sub: Supplementary agenda for the meeting of Delhi Development Authority.

In continuation to this office circular of even number dated 01.02.2018, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for Friday, the 2<sup>nd</sup> February, 2018 from 10.00 a.m. to 11.00 a.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.

(D. Sarkar) Commissioner-cum-Secretary Phone No. 24623598

Encl: As above.

#### **CHAIRMAN**

Shri Anil Baijal
 Lt. Governor, Delhi

#### **VICE-CHAIRMAN**

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#### **MEMBERS**

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   Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
- Shri B.K. Tripathi Member Secretary, NCR Planning Board
- 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
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- Smt. Veena Virmani Municipal Councillor, North Delhi Municipal Corporation

14

#### SPECIAL INVITEES

- 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. Shri K.K. Joadder Chief Planner, T.C.P.O.
- 6. Dr. Puneet Kumar Goel Commissioner, SDMC
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- 8. Shri Madhup Vyas Commissioner, NDMC
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   Principal Commissioner (LD, LM & LP), DDA
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- Shri Shripal
   Principal Commissioner (Personnel, Landscape & Hort.), DDA

#### Copy also to:

- 1. Shri Vijay Kumar Principal Secretary to Lt. Governor, Delhi
- Smt. Swati Sharma
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- 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.

# INDEX SUPPLEMENTARY AGENDA

S.	Item No.	Subject	Department
No.			
3.	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.	

#### ITEM NO. 03/2018

Sub:- 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.

#### **PRECIS**

- The Delhi Development Authority (DDA) prepares Master and Zonal Development Plans in exercise of its statutory powers conferred by Chapter III and modifies the same, if required, as per Chapter III-A of the Delhi Development Act, 1957 (hereinafter referred to as the "DD Act").
- 2. Section 10 of the DD Act inter-alia provides procedure to be followed in the preparation and approval of plans. It further provides issuance of public notice in such form and manner as may be prescribed by rules made in this behalf inviting objections and suggestions from any person with respect to the draft plan before such date as may be specified in the notice before preparing any plan finally and submission thereof to the Central Government for approval.
- 3. With a view to prescribe form and contents of Master Plan and Zonal Development Plan as well as procedure for preparation of the same, the Central Government in exercise of power conferred by Sub-Section (1) of Section 56 read with clauses (e), (g) and (r) of Sub-Section (2) of Section 56 of the DD Act has framed the Delhi Development (Master Plan & Zonal Development Plan) Rules, 1959 (hereinafter referred to as the 'Rules').
- 4. Initially Rule 5 and 7 of the aforesaid Rules inter-alia provided a period of 90 days for inviting suggestions and objections in writing, if any. However, vide Authority resolution dt. 05.03.2013 vide Agenda Item No. 20/2013 the said period was reduced from 90 days to 45 days.
- 5. Section 56 of the DD Act, empowers the Central Government to make Rules and modification thereof. Accordingly, in exercise of its powers u/s 56 of the DD Act, 1957, the Central Government vide notification dated 31-01-2017 published in Gazette of India (Extraordinary) has modified the Delhi Development (Master Plan & Zonal Development Plan) Rules, 1959 and has reduced period of public notice for inviting suggestions and objections to three days for the purpose of maintenance of public order or in case of any exigency likely to affect the interest of public. The modified rules have come into force w.e.f. 31-01-2018.

#### **PROPOSAL**

- 1. In the aforesaid background it is proposed as follows: -
  - (a) The Authority may take note of the notification dated 31-01-2017 published in Gazette of India (Extraordinary) modifying the Delhi Development (Master Plan & Zonal Development Plan) Rules, 1959

The proposal is put up for consideration and approval.

----RESOLUTION-----

Information contained in the agenda item was noted.



असाहारिया

EXTRAORDINARY

(i) Bub-pe—£ Sub-II hip

PART II—Section 3—Sub-section (i)

<u> नाष्ट्रीत्कप्र म्</u>र ग्रक्छीा**ए** 

PUBLISHED BY AUTHORITY

(4. 56)

NEW DELHI, WEDNESDAY, JANUARY 31, 2018/NIAGHA 11, 1939 नई दिल्पी, बुधवार, जनवरी 31, 2018/माच 11, 1939

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#### आवासन और शहरी कार्य मंत्रालय

#### स*िस्*चना

नई दिल्सी, 31 जनवरी, 2018

- ाइक 8102, मधनी नहार्गांक् (ामहार्ग माक्की छिन्छ। अपि अपि अपि अपि अपि स्वाप्त किया, 2018 कहा
- (S) में सरकारी राजपन में उनहासर केन्ड में हणकार रीकिस के
- . प्रकास (मुख्य त्रिका अपने हो हो है है । प्रकास स्वाप । 1959 में प्
- ंहो भ्या अयोत्। से हे में हे माने सिलान में (हे) 'हे हे में दे माने स्थित किया आएगा, अथोत्:-
- "बशहे के उन्हों के उन्हों के सुरक्ष अथन के बाद के उन्हों के उन्हों के उन्हों के उन्हों के सिर्फ समझे अथन कि हो के सिर्फ के उन्हों के सिर्फ के उन्हों के सिर्फ के उन्हों के सिर्फ के उन्हों के सिर्फ के अपने के अपन
- क् (छ) डण्ड के दे मण्डी ाहफ्ष्स" जाह के कि एडा कि म्डी एडा कि म्डीए" (ग्रें के बाद "अथवा कि मुडीए" (ग्रें के पार्गा। परन्तुक में उडिएक्स के अधिक के अधिक के अधिक के अधिक के अधिक के अधिक कि मुख्या जाएगा।

[II. 作: 4.11011/5/2013-釘部-II]

क्षिम प्रदार, अवर सचिव

,ह-इण्डा, ।। गाम, ,हप्रकाप के हराम हड़ह के 8461. नि.क. मा. मा महमूखीस कि 9291, उद्यम्बी 30 कांक्टी मफ्नी हमू : उक्ति निष्ठां मिनीस हड़ेह के (स्)142. नि.क. मा. में कि 8102, हिस्स दी कांक्टी गिर्फ के गुम गुकी हिलाक्य में (i) टेब्र-पट

. 16 1. 16 //. 1

913 GI/2018

# MINISTRY OF HOUSING AND URBAN AFFAIRS NOTIFICATION

New Delhi, the 31st January, 2018

G.S.R. 101(E).—In exercise of the powers conferred by sub-section (1) read with clauses (e), (g) and (r) of sub-section (2) of section 56 of the Delhi Development Act, 1957 (61 of 1957), the Central Government hereby makes the following further amendments in the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959, namely:—

- 1. (1) These rules may be called the Delhi Development (Master Plan and Zonal Development Plan) Amendment Rules, 2018.
  - (2) They shall come into force on the date of their publication in the Official Gazette.
- 2. In the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959,—
  - (i) In rule 5, in clause (b), the following proviso shall be inserted, namely:—
    "Provided that where the Central Government considers it expedient so to do for the purpose of maintenance of public order or in case of any exigency likely to affect the interest of the public, it may require such suggestions and objections to be filed within a period of three days from the date of the notice.";
  - (ii) In rule 7, after the words "a period of forty-five days from the date of the notice", the words "or within a period of three days under the circumstances mentioned in the proviso to clause (b) of rule 5," shall be inserted.

[F. No. K-11011/5/2013-DD-II]

ANIL KUMAR, Under Secv.

Note: The principal rules were published in the Gazette of India, Part II, Section 3, Sub-section (i), vide notification number G.S.R. 1348, dated the 5th December, 1959 and last amended vide number G.S.R. 241(E), dated 15th April, 2013.

RAKESH SUKUL Digitally signed by RAKESH SUKUL Date: 2018.01.31 19:30:03 +05'30'

#### **DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 2<sup>nd</sup> 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. VeenaVirmani 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

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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.

\*\*\*\*\*\*

# 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  $27^{\text{th}}$  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

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
- 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
- Smt. Veena Virmani
   Municipal Councillor, North Delhi Municipal Corporation

#### SPECIAL INVITEES

- Shri Anshu Prakash
   Chief Secretary, GNCTD
- 2. Shri S.N. Sahai
  Principal Secretary (Finance), GNCTD
- 3. Smt. Renu Sharma
  Principal Secretary (UD), GNCTD
- Dr. G. Narendra Kumar
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  Special Secretary to Lt. Governor, Delhi
- Shri R.N. Sharma
   Special Secretary to Lt. Governor, Delhi
- Shri Ravi Dhawan
   Jt. Secretary to Lt. Governor, Delhi
- 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 )

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Dated: the 26th February, 2018

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( 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**

SI. 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

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#### 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 2<sup>nd</sup> 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
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- 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.

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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

PROPOSED AMENDMENTS IN DEVELOPMENT CONTROL NORMS OF SHOP-SUB:

**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-	Proposed Amendments/Modifications	
	2021		
1.	Para 5.6 COMMUNITY CENTI		
	CONVENIENCE SHOPPING CENTE	RE (CSC)	
	5.6.2 The LSC / CSC will cater to	5.6.2 The LSC / CSC will cater to the day-to-day	
<b>1</b> i	the day-to-day needs of the	needs subject to payment of	
	local population. Some	appropriate levies. <del>To incentivize the</del>	
	areas developed prior to	redevelopment a maximum overall FAR of	
	1962 like Lajpat Nagar,	50% over and above the existing	
	Rajouri Garden, Tilak Nagar,	permissible FAR shall be given.	
	Kamla Nagar etc. having	2 San Shan Oo given.	
	concentration of	<b>.</b>	
	commercial activities, may	residence—complex—developed prior to	
	continue subject to	1962-in-rehabilitation colonies or other	
	conditions prescribed under	residential area shall-be allowed higher	
	the Mixed Use Regulations.	FAR equivalent to FAR permissible on	
]	The existing built-up	residential plot subject to availability of	
	commercial centres may be	the parking in the area. The plot holder of	
1 1	redeveloped if need be with	shop-cum-residence plot is-also allowed to	
	enhanced FAR subject to	continue with the original use i.e. shop-	
	payment of appropriate	cum-residence and in such cases there will	
	levies. To incentivize the	be no insistence for levy of any conversion	
	redevelopment a maximum	<del>charges".</del>	
	overall FAR of 50% over		
	and above the existing	To incentivize the redevelopment the	
	permissible FAR shall be	maximum FAR equivalent to residential	
	given.	plot as per the residential plotted	
	rap ,	development given under Para 4.4.3 shall	
	FAR enhancement in the	be applicable on the entire plot of	
1	shops cum residence	LSC/CSC as a comprehensive scheme.	
	complex developed prior to	Parking to be provided as per MPD-2021	
	- Tendomication	norms.	
	colonies or other residential	5.00	
	area shall be allowed higher FAR equivalent to FAR	5.6.3 Shop-cum-residence complexes (Shop-	
	FAR equivalent to FAR permissible on residential	cum-residence plots / shop plots) later	
		designated as CC/LSC/CSC (as per the list	
-	plot subject to availability of	to be notified by GNCTD based on the	
	the parking in the area. The plot holder of shop-cum-	survey report to be submitted by the	
		concerned local body) shall be allowed to	
	residence plot is also	continue with the activities permissible in	

allowed to continue with the original use i.e. shop-cumresidence and in such cases there will be no insistence for levy of any conversion charges".

the Local Shopping Centre with the following conditions:

- 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.
- 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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,
- 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.

-	Following point j.) to be added under Para
•	15.7.1 after i.
	<ol> <li>Other services which are non-polluting, non- hazardous and not prohibited by law in residential areas shall be permitted.</li> </ol>
Para 15.9 REGISTRATION OF MIX	ED USE PREMISES AND PAYMENT OF CHARGES
15.9 (v)	
In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use.	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.
Para 15.12 COMMERCIAL STREET	'S 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. 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.	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.
	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.  Para 15.12 COMMERCIAL STREET 15.12.3 (vii) Commercial activity in basement on such streets shall be permitted, subject to relevant provisions of building bye laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of

- 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 has to 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 Pr	ovision in M	1PD-2021	Pro	posed Am	endments/	Modifications
1.	Table 7.1 Par Premises	rameters fo	r Industrial	Units	in Differ	ent Use Z	ones and Use
	a) Residential	Max. no. of workers	Max. Industrial Power Load (KW)	<del> </del>	Residential	Max. no. of workers	Industrial Power Load (KW) 5 11
	b) Villages (Abadi)	5	5		Villages padi)	<del>5</del> 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.			max kilo con indi per stat Ind Poll con uni	watt pow tinue in re ustrial unit mitted in r tutory clea ustries D lution Con dition that	er may be esidential a ts of this te esidential arrances from epartments trol Commit no pollut	rs and 5 11 e allowed to reas and new type could be reas subject to n Labour and

- **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.
- 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 (5<sup>th</sup> 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 (8<sup>th</sup> 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.



#### असाधारण

### EXTRAORDINARY

भाग II—खण्ड ३—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 अनुमाग)

### 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 एतद्द्वारा प्रकाशित किया जाता है। प्रस्तायित संशोधनों के संबंध में यदि किसी व्यक्ति को कोई आपित हो / कोई सुझाव देना हो, तो वे अपनी आपित / सुझाव इस सूचना के जारी होने की तिथि से तीन (03) दिन की अविध के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली—110023 को लिखित रूप में भेज सकते हैं। आपित करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन / संपर्क नंबर / ई—मेल आई.डी. भी दें, जो पठनीय हो ।

#### संशोधनः

क्र.सं.	दिल्ली मख्य	योजना-2021
	दिल्ली मुख्य योजना-2021 में मौजूदा प्रावधान	प्रस्तावित परिवर्तन/संशोधन
1.	पैरा—5.6 सामुदायिक केन्द्र (सी.सी.) स्थानीय बाजार ( 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 अतर्गत निर्धारित शतों पर जारी रखा जा सकता है। यदि आवश्यक हुआ, तो मौजूदा निर्मित व्यासायिक केन्द्रों का पुनर्विकास उपयुक्त शुक्क का भुगतान करने की शर्त पर बढ़े हुए एफ एआर के साथ किया जा सकता है। पुनर्विकास को प्रोत्साहन देने के लिए मौजूदा अनुमेय एफ एआर. के अतिरिक्त अधिकतम	5.6.2 सामुदायिक केन्द्र / स्थानीय वाजार / सुविधा बाजार स्थानीय आवादी की दिन—प्रतिदिन की आवश्यकताओं
668 GI/2	2008	I

668 GI/2018

कि स्थानीय वाजारों में अनुभय गतिविधिधि के साथ निम्निनिन्न शाप कि नामुम्ह कि

- मि ''कधी।मेनाफ्र'' कि ''प्रभिग्गास'' .छ कि नाज्ञामु के प्राम्प्र १-तेडवीप १पीथपट प्रमाप्त-प्रमाप्त १पाइ प्राक्रभ ।षीए ।पिरिंड र्याल प्राप्तिक्ष के ।षीए १५पीथिती
- जीमनुस्ह कि जार गुला कर्मातीर ए पुगल जीए पिमए जार गुला कर्मातीर कप्रीम्मिगळ प्रीर प्रमानामुम् के छि प्रजी के पिष्ट कशिष्म कि जिन्स एकीम जामनुस्ह के किनाम क्रीयिन । पिप्पाए कि प्रमानिक एप्रमान
- कि जिंकि भागिए गें मांके मांगां कि कि कि कि मांगां कि कि मांगां कि मांगां कि मांगां कि कि मांगां कि
- क निरक 199 कि विशिष्ठकष्ठिकाछ कि ए कीए 2.3.2 एए के विशिष्ठमें भिड़ 5 कड़ी इंस् में में नम्कि प्रशिष्ठ प्रकित प्रिनिष्ठ कड़ी इंस् कि मीर भूति के निष्ठक स्थल्म् ए कीए किनिष्ठीम । फ्रेंक भाकिश ९१६ ए भोधनी कि इंड्र गिर्णा भूति के निष्ठाए के ए कीए कि ए १ इंड्राए कि भीषित हो १ इंड्राए
- F छलपट ायिष्ट एकीए हेकि सापसार ठीए 8.8.2 कि रिप्ति भेष्रे छाकिनी छिनाश्तर छात्रोहार कि ,डि के हिथे ,पाणि ,भंड्रीड्रेंस एगीए एथ-लंड्रिंग छडोंस छहीट पृली के निरक छिनीय में एक नंडरुपीए केनीएवेसि प्रीर है फिकार एक प्राप्ति पृली के इंट्रक् कायासवार नड़ एफ्छशीए

मिमानाह क्या नाकह क्ष्मिक्तों के मिनान के प्र क 2361 के मिमानाह क्या नाकह क्ष्मिक्तों के मिनान के प्र क्षिण्याह के प्रिमानाह कि नाकह क्ष्मिक्ता के अपन के प्राक्षिण के प्राक्षिण के प्राक्षिण के प्राक्षिण के प्राप्त के प्

		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 सिश्र 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 अविध 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 3<sup>rd</sup> 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	er -
1.	Para 5.6 COMMUNITY CENTRE (CC) L SHOPPING CENTRE (CSC)	OCAL SHOPPING CENTRE (LSC)/ CONVENIE	NCE
	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	needs permissible FAR shall be given.  parking to be provided as per MPD-2021 norm  the total achieved FAR."	The
	commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be	5.6.3 Shop-cum-residence plots designated as comme centres (as per the list to be notified by concern	rned inue

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.

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".

Shopping Centre with the following conditions:

- 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.
- b. Payment of use conversion charges from "Residential" to 'Commercial" shall be applicable as prescribed by the Govt. from time to time.
- c. 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.
- d. 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.
- 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.
- 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.
- 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.

### 2. Para 15.9 REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES

### 15.9 (v)

In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use. 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.

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, 6<sup>th</sup> 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 3<sup>rd</sup> February, 2018 for three days i.e. upto 5<sup>th</sup> February 2018, vide gazette notification S.O. 508 (E) dt. 03.02.2018, which was further extended for two days upto 7<sup>th</sup> 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:

- Only 3 days given for filing response out of which 2 days were holidays subverts judicial process and excludes citizens from planning process.
- 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.
- 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".
- 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".

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- 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.
- 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)

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

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

S. Enrin

(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 22<sup>nd</sup> 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 23<sup>rd</sup> 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 22<sup>nd</sup> 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 23<sup>rd</sup> 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 Shopcum-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 23<sup>rd</sup> 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 23<sup>rd</sup> 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 lumsum 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

विश्वमाहन बसल, प्रधान आयुक्त-एव साचव

### 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:--

***********			(Rates it	i Ks. Per Sqm. built up area)
Ş.No.	Type of mixed use	A & B Category of colony	C & D Category of colony	E, F & G Category of colony
2. 3.	Retail Shops Other Activities Professional Activities or NDMC areas:	767 383 192	511 256 128	192 96 48
S.No.	Type of mixed use		(Rates in Rs. Per Se	om huiltun areal
1. 2. 3.	Retail Shops Other Activities Professional Activities		153 760	34

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:---

0)1		<del></del>	(Rates II	n Ks. Per Sqm. built up area
S.No.	Type of mixed use	A & B Category of colony	C&D Category of colony	E, F & G Category of colony
l. '	Retail Shops	6136	4088	. 1536
2.	Other Activities	3064	2048	768
J	Professional Activites	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	<del>- ·</del>	
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/activites 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.
    - 92 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.

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## असाधारा

EXTRAORDINARY

प्रांग II—खण्ड ३—उप-खण्ड (ii) PART II—Section 3—Sub-section (ii)

प्रविकार में प्रकाशित PUBLISHED BY AUTHORITY

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

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

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### ाण्यकार भाकडी क्लिडी जन्म

नई दिल्ली, 23 दिसम्बर, 2008

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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 अनुभेय फँचाई से अधिक लेकिन 15 भी. के अंदर अतिरिक्त ककरेज 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 980/-रु. ई. एफ. एवं जी. कालोनियाँ 50 वर्ग मी. तक के आकार के प्लॉट वाली 686/-रु. तलों के लिए अधिसूचित वेसमेंट सिहत ।  (ख) आवासीय प्रभार वही. होंगी, जो संप्लीकृत से अधिक केंतु अनुभेय फँचाई (23.7.98 के अनुभार) के अंदर अतिरिक्त करोजों के लिल्ं के लिए अधिसूचित हैं। वेसमेंट सिहत ।  (ख) अवासीय प्रभार वही. होंगी, जो संप्लीकृत से अधिक केंतु अनुभेय फँचाई (23.7.98 के अनुभार) के अंदर अतिरिक्त करोजों के लिल्ं के लिए वर्ष-व्लॉट पर अतिरिक्त अप्रभार के अंतर अतिरिक्त करोजों के लिए वर्ष-व्लॉट पर अतिरिक्त करोजों के लिए वर्ष-व्लॉट पर अतिरिक्त करोजों के लिए वर्ष-व्लॉट पर अतिरिक्त अपरामास्वरूष व्यावसाधिक (वाणिध्यक कार्यों के लिए) 613/-रु. आवंदित सहकारी समूह आवास सोसायटियों के लिए) 613/-रु. आवंदित एफ.ए. 2006 के वेस 5.2 के अंतर्गत आवासीय सम्मतियों (वित्तिक 20.11) लिए अतिरिक्त एफ.ए. 2006 के वेस 5.2 के अंतर्गत आवासीय सम्मतियों की दरों की सम्मतियों की दरों की स्वावसीय सम्मतियों की दरों की स्वावसीय सम्मतियों के वित्तिक 20.11 लिए अतिरिक्त एफ.ए.		<del></del>	· · · · · · · · · · · · · · · · · · ·	
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तक के आकार के प्लॉट वाली 613/—रु.  (ग) 23.07.98 के अनुसार अनुमेय ऊँचाई से अधिक लेकिन 15 मी. के अंदर अतिरियल कर्यरेज ए एवं बी कालोनियाँ 1960/—रु. ई., एफ. एवं जी कालोनियाँ 1960/—रु. ई., एफ. एवं जी कालोनियाँ 50 वर्ग मी. ते अंदर अतिरियल कर्यरेज ए एवं बी कालोनियाँ 1960/—रु. ई., एफ. एवं जी कालोनियाँ 50 वर्ग मी. ते अधिक के आकार के प्लॉट वाली 980/—रु. ई., एफ. एवं जी कालोनियाँ 50 वर्ग मी. ते के अपनार के अनुसार) के अंदर अतिरिवल क्येंग के अनुसार) के अंदर अतिरिवल क्येंग के लिए दरें—प्लॉट पर अतिरिवल क्येंग के लिए दरें—प्लॉट पर अतिरिवल क्युमेय क्षेत्र के परिणामस्वरूप व्यावसायिक विणिज्यक कार्यों के लिए तह खाने का उपयोग ए एवं बी कालोनियाँ (50 वर्ग मी.) से अधिक के प्लॉटों के लिए) 875/—रु. ई., एफ. एवं जी कालोनियाँ (50 वर्ग मी.) से अधिक के प्लॉटों के लिए) 613/—रु. आयेदक को एफ.ए.आर. प्रभारों के अलावा मिश्रत भूमि उपयोग प्रभारों का अनुमातान करना होगा । उपर क्रम संख्या—1 में दी गई दरों के लिए आरे प्रमान विलोक के लिए अतिरिवल एफ.ए. आर. प्रभारों के अलावा मिश्रत भूमि उपयोग प्रभारों का अलावा मिश्रत भूमि उपयोग प्रभारों के लिए का प्रमान करना होगा । उपर क्रम संख्या—1 में दी गई दरों के समान । अतिरिवल एफ.ए. आर. प्रमारों के तिए अतिरिवल एफ.ए. आर. प्रमारों के तिए अधिसूचना दिनांक 20.11. 2006 के पे से 5.2 के अतिरीवल एफ.ए. आर. प्रमारों के दरों की तिरो के तिरो की तिरो के तिरो				ई., एफ. एवं जी. कालोनियाँ 50 वर्ग मी
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ए एवं बी कालोनियाँ 4900/-रु. सी. एवं डी. कालोनियाँ 1960/-रु. ही. एफ. एवं जी. कालोनियाँ 50 वर्ग मी. से अधिक के आकार के प्लॉट वाली 980/-रु. है. एफ. एवं जी कालोनियाँ 50 वर्ग मी. तक के आकार के प्लॉट वाली 980/-रु. है. एफ. एवं जी कालोनियाँ 50 वर्ग मी. तक के आकार के प्लॉट वाली 686/-रु. वालों के लिए अधिस्थित वेसमेंट के ऊपर बने हुए तलों के लिए अधिस्थित वेसमेंट सहित । हैं । सस्यीकृत से अधिक के अनुमय ऊँचाई (23.7.98 के अनुमार) के अंदर अतिरिक्त अपूरेय के लिए वेसमेंट सहित । हैं । विस्ता अधिक विद्या के उपयोग ए एवं बी कालोनियाँ 4375/-रु. सी. एवं डी 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. ) से अधिक के प्लॉटों के लिए) 613/-रु. आवेदक को एफ.ए.आर. प्रभारों के अलावा मिश्रित भूमि उपयोग प्रभारों को अलावा मिश्रित भूमि उपयोग प्रभारों का भुगतान करना होगा । उपयोग विस्ता विद्या के अधिसूचना दिनांक 20.11. 2006 के पैरा 5.2 के अंतर्गत आवासीय सम्पतियों की दरों की	1			अतिरिक्त कवरेज
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. संस्वीकृत से अधिक कें जुरुमेय ऊँचाई (23.7.98 के अनुसार) के अंदर अतिरिक्त क्येंग के अन्तर्गत वेसमेंट सहित । प्रभार वहीं होंगे, जो वेसमेंट कें उपर बने हुए तलों के लिए अधिसूचित हैं । संस्वीकृत से अधिक कें कुरुमेय ऊँचाई (23.7.98 के अनुसार) के अंदर अतिरिक्त क्येंग के लिए दरें - प्लॉट पर अतिरिक्त अनुमेय क्षेत्र के परिणामस्वरूप व्यावसायिक / वाणिज्यिक कार्यों के लिए तहखाने का उपयोग ए एवं वी कालोनियाँ (50 वर्ग मी.) से अधिक के प्लॉटों के लिए) 875 / - रु. ई. एफ. एवं जी कालोनियाँ (50 वर्ग मी.) से अधिक के प्लॉटों के लिए) 613 / - रु. आवेदक को एफ.ए.आर. प्रभारों के अलावा मिश्रित भूमि उपयोग प्रभारों का भुगतान करना होगा । उपयोग प्रभारों के अलावा सिश्रित भूमि उपयोग प्रभारों का अधिकृत के पेरा 5.2 के अंतर्गत आवासीय सम्पत्तियों की दरों की समान ।				
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8	अतिरिक्त एफ ए.आर.	सारथानिक सम्पत्तियो	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।

[स. फा. 20(4)05/एम.पी./पार्ट-]।/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/cornpounding/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:  (\$) 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

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		size more than 50 sqm Rs. 805/-
		E,F & G colonies with plot
	4	size upto 50 sqm Rs.564/
		(b)Additional Coverage above
		sanctioned but within
		permissible
		height ( as per 23.7.98)
		A & B colonies Rs.4375/-
	1	C & D colonies Rs. 1750/-
		E,F & G colonies with plot
		size more than 50 sqm Rs.875/-
		E,F & G colonies with plot
		size upto 50 sqm Rs.613/
		( c ) Additional Coverage beyond
		permissible height as per
		23.07.98 but within 15 metres .
		A & B colonies Rs.4900/-
	1 :	C & D colonies Rs. 1960/-
		E,F & G colonies with plot
	-	size more than 50 sqm Rs.980/-
	. '	E,F & G colonies with plot
	1	size upto 50 sqm Rs.686/-
b): Residential properties	. •	The rates for additional coverage
including for basement under	remain the same	above sanctioned but within
Mixed Use	as notified for the	permissible height(as per 23.7.98) -
	floors above the	use of basement for professional
	basement.	/commercial activities leading to
		excess permissible area on the plot:
		A& B colonies Rs.4375/-
		C&D colonies Rs.1750/-
		E,F&G colonies (for plots
		more than 50 sqm) - Rs.875/-
		E,F&G colonies (for plots
	i i	upto 50 sqm) Rs.613/-,
		The applicant is liable to pay mixed
*		land use charges in addition to FAR
,		
		charges.
2. (c): Additional CAR at	*	
(c): Additional FAR charges  for Cooperative Group	* To be at par with	Same rates for 2006-07 & 2007-08 as
for Cooperative Group	rates for	
for Cooperative Group Housing Societies allotted by	rates for residential	Same rates for 2006-07 & 2007-08 as
for Cooperative Group	rates for residential properties under	Same rates for 2006-07 & 2007-08 as
for Cooperative Group Housing Societies allotted by	rates for residential properties under para 5.2 of	Same rates for 2006-07 & 2007-08 as
for Cooperative Group Housing Societies allotted by	rates for residential properties under para 5.2 of notification dt.	Same rates for 2006-07 & 2007-08 as
for Cooperative Group Housing Societies allotted by	rates for residential properties under para 5.2 of notification dt. 20.11.06 both for	Same rates for 2006-07 & 2007-08 as
for Cooperative Group Housing Societies allotted by	rates for residential properties under para 5.2 of notification dt.	Same rates for 2006-07 & 2007-08 as

49824108-2,

		•		•
3.	(d): Rates for betterment/levy additional FAR charges and	At par with the rate of 'A'	(1) New Construction: (2)Regularization of	Rs.3500/-
	_	category of MCD	unauthorized construc	tion.
	penalty/compounding	- /-	(a)Additional Coverage w	
	charges/special compounding	colonies.	• •	1 1
	charges for NDMC residential		sanctioned height.	Rs.4020/-
	areas		(b)Additional Coverage a	
			sanctioned but within	
	_		permissible height	
	į		( as per 23.7.98)	Rs.4375/-
		-	( c )Additional Coverage	
			Beyond permissible	
v.		,	height as per 23.07.9	8
			but within 15 metres	Rs.4900/-
4.	(e): Rates for additional FAR	50% of the	Central, South & Dwarka	Rs.83130/-
	for commercial properties	updated last year	North, East, West	
	(excluding hotel and parking	zonal average	& Rohini	Rs,54825/-
	plots)	auction rate.	Narela	Rs.16249/-
5.	(f) Additional FAR charges for	To be determined	South & Dwarka	Rs.20590/-
э.	industrial plots	as 50% of the	East, West, North	113.203307
	industrial plots	1		'Rs.14341/-
		updated previous ZAAR on the lines	Narela	Rs. 9750/-
	·		Natela	NS. 3730/-
		of addl. FAR		
	1	charges for		
		commercial		
		properties.		•
6.	(g) Additional FAR charges for	@ 50% of the	South & Dwarka	Rs. 29525/-
	Institutional Plots i.e. including	updated zonal	North, East, West	•
}	hospital plots.	market rate of	& Rohini	Rs.13008/-
		institutional	Narela	Rs. 9691/-
		properties for		
		those disposed by	This is not applicable	le to those
		auction as well as	institutions which were	allotted land
	•	for those	@ Re.1/- for whom no	such charge is
		properties which	recommended.	
		were allotted to		
		private parties.		
		This is not		
		applicable to		
		those institutions		
}	<del></del>	which were	and the second s	
		allotted land @		• ,
!	,	Re.1/- for whom	,	
		no such charges is	,	
		recommended.		
7	(h). Hen conversion aborross		The use conversion char	race for 2007
7.	(h): Use conversion charges	4		_
	for change of land use from		08 for the built up area	Sildli De 92
	'industrial' to 'commercial' for		under:	Da 24270/
}	commercial activities including	l .	Central, South & Dwark	(9 K2.317/U/•
	Banquet Halls	=25% of (present	North, East, West &	p. 400.00
1 5		commercial rate	Rohini	Rs. 20242/-
Į.		· .		
		minus present industrial rate)	Narela	Rs. 3250/-

8.	Penalty for availing additional FAR without sanction	For commercial/ industrial/ institutional properties @30% as penalty over and above addi. 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.

			•						
					Annexure "C-1"				
					(Rate in ₹ / sqmtr)				
	Use Conversion Charges								
Category of the locality	Minimum rates for valuation of land for residential use	One time u	ise conversion chai	ges on Mixed Land Use streets	One time use conversion charges for shop cum Residence, plots/ complexes later designated as LSCs (3.63 times of Col.3)				
	(Circle rates )	For Retail Shops	Other Activites	For Professional Activities & Services	Coi.s)				
1	2	3	4	5	. 6				
A	774000	6136	3064	1536	22274				
В	245520	6136	3004		: 4-2/				
С	159840	4088	2048	1024	14839				
D	127680	4088	2040						
E	70080								
F	56640	1536	768	384	, 5576				
G	46200	1333			<u> </u>				
Н	23280		<u> </u>	orial constants in March	Dolhi Municipal Council the applicable				

1. For areas falling under mixed land use or commercial use streets in New Delhi Municipal Council, the applicable use convsersion 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.

<sup>\*</sup> 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, Gol for its consideration and final notification under Section 11 A of DD Act, 1957.

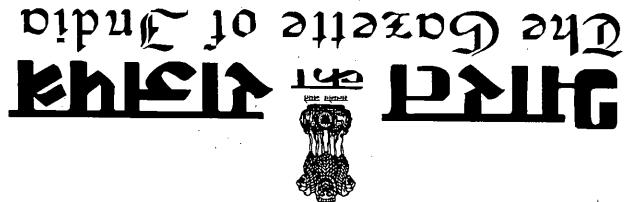
### RESOLUTION

The	proposal	contained	in	the	agenda	item	Wac.	2DDraw -	• •	
follo	wing mod	ification:			J *********		was	abbroved	with	the
The	words line	lor Dara D	r							

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

१ विस्ट्री सं डी० एस०-33004/99

KECD: NO. D. L.-33004/99



असाधारण

EXTRAORDINARY

(ii) Zug-42—6 Zug—II IIIP

PART II—Section 3—Sub-section (ii).

PUBLISHED BY AUTHORITY <u> जाष्ट्रीतकप्र क्ति ग्रतकाशीप्र</u>

नई दिल्ली, शनिवार, फरवरी 3, 2018/माघ १4, 1939

No. 440] £1. 440]

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

ए५कश्राप्र भाकनि किंग्री

(मुख्य योजना अनुभाग)

ान्द्रमु कनिए्नाम

नई दिल्ली, 3 फरवरी, 2018

। वि प्रिन्ध कि है भि लर्भ-ई राष्ट्र केपम ें में स्पिलिंड और निर्धित कप में भेज सकते हैं। आपित करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, किनों को अवर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नर् कोई आपि हो अथवा कोई मुझाव देना हो, तो वे अपनी आपिति मुझाव इस सूचना की तिथि से तीन (03) कि क्तीफ़ फ़िकी ट्रीए में छक्ष्म के निर्धाष्ट्रम किशिक्षा । ई क्ति एकि किशिक्षा छाउन्ने प्रजी के फ़िक्निक कि धारा ११-(क) के अंतर्गत दिल्ली मुख्य योजना–2021 में निम्निसियत संशोधन करने का प्रस्ताव है, जिन्हें जनता कि 1361 मिणनियास माकि किन्द्री कि प्रकार कर्क (एरकाशाप्त माकि किन्द्री (ए) eoe ार ाक

# संशाधन :

। गिर्णाए मिकी लिमीए में एक के 4.3 एटी पुन में प्राणाफ कांध 3-ए।।।अह में एक के निर्धाएं। भ १८०२ - कि.मृ. हो मिली ,इज्ञान क्लिक्सि के कि.मु.क्षे के कि.मू.को.मू.चे. हु.मू.से. मार्जा में कि.से काम्मर

। डंइनाम प्रश्नि के माकवीन्यू के डिमुम मार्जाए त्रूपीम में दिष्ठ नामेस्ट

बनाने की व्यवस्था है | "IFE का कार कि एकों के निष्ठा का अवस्था में अवस्थ के बिड़ेनी-1195ी हुई फ्राकविन्धू के **(ई 1571र**) तथा मौजूदा गोदाम समूहों (इनमें वे भामिल हैं जिनमें गैर-कृशि वस्तुओं का मण्डारण किया मिडिंग और मिराइप्रक रिड्रो प्राच्या कार मार्ग में एकिए प्रकार के (इडीस रिड्योम) र्जाया से कार्य में कि मिन पर निर्मित कृषि इनपुट्स अथवा उत्पाद (हेयदी और कि जनता की आवश्यकताओं को पूरा करने के लिए "स्कूलों, औषधालयों, धार्मिक संस्थाओं, सांस्कृतिक हिंदी सिक्षार प्रज्ञिष मं ११०२ ,मधनिवार अधिति (नाधनार व्रष्टि) मुनक किनी हिंदी सावार प्रज्ञिय

(1)

#### असंगत क्षेत्र में गोदाम समुद्र के विनविकास के कि मानदंड 1.4.8

। गागार । एकी ननाम कि इंडिंगम क्रिकीन्मनी में । एकीए भाकिनेपू पृष्ठ नेष्टप मं नाध्य कि पंरातनामाम कि एक एक नामिन हो। हो। हो।

। गिगार मिम प्रजी के भाकवीनमें के हिंध प्रशिक्षिनी प्रम प्राधार के किंदीक के किंदीक कि किंदी के किंदी के किंदी . ac तोग्जंध के त्रिप्रम प्रिक्ष किछीठीतार गमिछाडरधर्व (माज्ञार क हि छरणिस प्रथंकई 4 मजन्द्र (क)

। रिंड हासीए एउइ सिएकार क सिलिकार फाकि एकि १८०८-मिर्फा हैं डिम् लिमाए में गाम के ब्रुमुछ कि किकी कि उॉल्य नगरकीछ छे मुख्य (**配**)

। गाएगा । एडी मञ्मिन अनुमोर हाथा अनुमोर हिस । अनुमोर । (TF)

। प्रज्ञाह भिन्न हर्नेए थिंकि कि उमुष्ठ एड के करूर प्रकिशामि रजी ०६ मित्रिप्ट (i

। गिर्मंड प्रेग्निस् मिरक म्डाग् क डिप्राप्ति पृष्टी क निम्ब लग्ना कि मधंबर एप्रवेष्टि हम पहांक्या प्रहेश प्रवेश प्राक्ति । कर्म संस्था संस्था का किया स्थान (ii

। रिग्राए दि गृही के माकवीन्यू निमनृष्ट कि नर्जान्यू श्रींट नर्जनाह के जिल्ल (111

। गिग्गारू कि शिष्ठोतक गृही के निरुप्ति में गर्यथर मीर्न होग्हार के क-11 छा। कि 1261 मधनिशिष्ट छाकही किन्नि । ए.व. हो प्राप्त हो ए में हि हो ए ए किन्ने । किन्ने किन्ने किन्ने किन्ने किन्ने किन्ने किन्ने किन्ने कि किली । भीसायरी द्वारा पुनर्विकास के प्रिक निकास के मान उधार के मान है। भीसायरी है। कि साकवान के मान कि साम है। न्नाय क्त्रीमास्य कथिवास तक्षिकः में असिकं तविष्टा स्वाहित स्वाहित कथिवास प्राप्त क्ष्रीस्था मान्या क्ष्रीस्था (VI

ः हैं भिमाए त्रधिभिम्मिन में गिष्ट प्रमार -(Λ

ार्गानु त्रक्षिप्राध हाँ ताष्ट्रतीय ०१ एम्पाफ ठुई हाँ भवीम \ किंग्रम \ हाँ हाँ हों म (ক)

01 गमिन क्षा होते प्राप्तिम अधि-पार्यास्त्र होते होते अही-पार्यास्य क्षेत्रों का लगमग 10 (ফ)

। गर्गत्र क्रिशिंगार हाँ काष्रकीर

। गर्गड प्रक्षित्राध प्रजी क जीए हा आणा इलेक्ट्रिक सब स्टेशन, फायर स्टेशन, पुलिस पोस्ट, सविसिंग, लोडिंग एवं बोर्डिंग तथा अनीपचारिक भिर्फ किरलेस जामाजांड त्रमुराधार अध्यस संख् जाहोता 10 गमान कि क्याहोत के अनुसार के अनुसार के अनुसार के अनुसार के अनुसार के अनुसार के किरलेस के अनुसार के अनु (11)

जलापीते हेतु प्लान तैयार करना । सि (जिंदा अवश्यकता सहित दिल्ली जल बोर्ड /केंद्रीय भू—जल प्राधिकरण (जहां आवश्यकता हो) फर्म्ड्र कंप्र एन्स्रोहाड प्रजावनर् एकी।एस रेक्ट्र एस्ट्रिस र्राप्त कर्मित के विज्ञान (H)

। तार्गंड क्रिशिंगार हुई प्रकार निरि\र्काण काष्ट्रतीय 8 एमाफ्त कि हुई उसुम् (E)

ा रिएस क्षाप्त होस्य निर्मात । वाहीस्य प्राप्त वार्यक्ष कराव वार्यक्ष प्रमुख्य । प्रजाठ परंज करें कर्ज करीडम लिए में अप्राप्त है की भी ग्राधित क्रिक्स है प्रजंह के डिस्म (E)

। प्रज्ञाह सिंह हर्डेंग थिंकि का कर्म िहाह प्रकिशी। माने के कि 121 कि जिल सिम (B)

। पिंड रि प्राक्ष न्मिन इंजनाम एएछनी साकरी हुई डिध्रमु एल६-एल६ र्ज्ञार क (<del>N</del>)

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## ठॉम्ज में भिक्ष म्मिन 'ई ज्ञार एडी मधनीकी भि डिक छिए एडी के धिभिक्ष म्मिनी कि जिल्ला छिए । : प्रमिषिम्परी

। त्राप्त डिम मक में रुमाम भि भिकी भ रा हिस प्राप्त हिस किया प्राप्त हिस किया है। से 
। 1154 स्ट्रिस कि डिंग्डिस ११४ स्ट्रिस यू बी बी एल. 2016; दिल्ली अभिस्थिम सेवा अधिनियम के अनुसार जोखिम आधारित वर्गीकरण पर

नाइप कईउर्भ उंस के फ्रिविडिशाट ान्ही पृष्टी के ग्गियध के ग्रंडिडिश उंस के फ्रिविडिश के ग्रंडिडिश के प्राथित के उ०० वर्ग मेहर आकार होएक के प्रति के एक के प्रति के प्रति के कह आकार उनी मेह उ 纽)

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(2 । पिगार कि ाष्ट्रध्य उन्नंद के उंजिल नेपर ए।उ

ाग्णार एकी ग्रिप्र क उम्मर्भि नायगार प्रामुन्छ के ाथरूव्य हेग कि में 1202—कि.मू.डी

(IIA मुविधाओं के लिए भूमि की उपलब्धता की शत पर म्ड्र क्या असमार के अंदर अथवा आसपास के क्षेत्र v (क, ख, ग, ड.) में उल्लिखित इन । भिंड गुगल प्रायम्।अजीनी एष इजनाम णहणनी स्राकित रनाथार प्रमा (IA

। ाएग्रार ाफकी 15पू 55ंछ के कि निर्क मि कि छीती कि न्त्रीमृष्ट कं ान्धिए भिक्छ प्रीह गिंगार पृकी कं एक कछडी। एगड़ धिडीधाप्रीप्त धेक प्राक्रिमिट्ट

किश्रीमि सिम प्रिष्ट छाम के नियायकार त्रियामि में शिविष्ट लीमनी निवस त्रक्रीकप्र रानकि छम् किन्नि एर्डिन-गष्टि तिरि एति कं सिन्निए प्राणकाम होन्निए में गिष्णि हमहिस प्रस् स्वामियों के मुख्य योजना के अनुसार मीद्र कि वृष्ट् रिप्रमीक्ष ऑरू काम्प्रकाळ आहे के नायवार के स्वित्यक्रि रान्छ क्रियाशिस् (IIIV

(XI । ाग्णार एड्री प्रम काष्ट्र कि कितमार किन्छ डा॰ के ६६ स्थार वीमनूर कियानर कि छि।किनी

, जुमार । ई ानाए एकी स्पाकिस पुनिक के अदर पुनिकिशस किया जाना है । समूह, । ाएगार । प्रकी अप्रमुख के ने के निरुक्त । के एक विका अप्रिक्ता 

। फिराफ प्रकी डिम शिक्त किया किया किया किया किया किया है कि है कि कि किया किया किया है कि कि किया किया किया कि जिमां भी हम प्रकार के पाइस के पाइस के प्रकार के किन है है। जिस के असम कि उन्हों के प्रकार के असम के असम के असम लाए क्रीमान मोप्ट मीप्ट के फ़िकशीर माझ ,एफ़कशिर स्रेमंडाल ,मं किमाम क्रिमं । गाणाल एकी इंग्र म्फाइए कि मिड़िए में ड्रिएम काएए और एएएए एकी क्रीकामाएउ में हिंदी काए 

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### 6.4.2 अन्य भार<del>ी</del>

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- । गिर्गाण बिनि एक्सि एक्ति के किसून कि प्राम्प र काष्ट्र तिर्गाधनी सिकाइकर्डर प्रक्रि एक्सिक्स किलाइस (म)
- । एरेक राया । आर.ए.कण क ऑक कोक्स के नेड्रिक भी में प्रक्षिक के नाम के केड्रिक केड्रिक केड्रिक केड्रिक केड्रिक केड्रिक केड्रिक । गर्महि तम्मूक्ष

एठी के रियोजनायों हारा हुन हिन की स्थान का क्ष्मित है। एउटी प्राक्ति के एक भाग के प्राक्ति कि रहें प्राक्ति के प्राह्मित के प्राह्मित के एक भाग के प्राह्मित के एक भाग के प्राह्मित के एक भाग के एक मान के एक मान कि एक स्थान 
2. असंगत क्षेत्रों में मौजूद गोदाम समूहों के पुनर्विकास के लिए प्रस्तावित मानदंडों का पाठ संदर्भ हेतु उपयुक्त संदर्भित अवधि के अंदर सभी कार्य-दिवसों को, उप निदेशक, मुख्य योजना अनुभाग, छठा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 कार्यालय में भी उपलब्ध

[मि.मग् \0102(48)ट-सग् मं तम] इनिम हंग् क्त्रिय, आक्रम हि

#### DETHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

### PUBLIC NOTICE

New Delhi, ihe 3rd February, 2018

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.

#### **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) Seconds 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
Above 200 - 2000	60	120	Below 15 m	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 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.
- 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, 6<sup>th</sup> 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/

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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 3<sup>rd</sup> February, 2018 for three days i.e. upto 5<sup>th</sup> February 2018, vide gazette notification S.O. 509 (E) dt. 03.02.2018, which was further extended for two days upto 7<sup>th</sup> 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.

Date: 22.02.2018

- 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.

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- 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 unform 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.

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- 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.

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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)

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

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

AMChief Planner, TCPO, Gol (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 nonconforming areas to be inserted as new Para 6.4 in Chapter 6 - Wholesale Trade as a modification to MPD - 2021

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

The National Capital Territory of Delhi Laws (Special Provisions) Seconds 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.

- Non-conforming clusters of godowns / warehousing activities of A. 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.
- Stand alone Godown plots which do not form part of any cluster shall be В. governed by the development control norms given in Table under para C (h), based on the following criteria:
  - 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.
  - The loading / unloading facility from the vehicles shall be provided ii. within the plot.
  - Owners of stand alone godowns needs to get the proposal iii. 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.

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- 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 / 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 within the scheme should have direct access from road of minimum12 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
Above 500 - 2000	60	120	Below 15 m	parking to be provided in
Above 2000 - upto 10,000	50	100	Below 15 m	case of plots upto 300 sq.m.
Above 10,000	40	80	Below 15 m	- 3 ECS / 100 sq.m. of floor area for plots above 300 sq.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.