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PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

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नई दिल्ली, सोमवार, सितम्बर 23, 2013/आश्विन 1, 1935

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NEW DELHI, MONDAY, SEPTEMBER 23, 2013/ASVINA 1, 1935

शहरी विकास मंत्रालय

(दिल्ली डिवीजन)

अधिसूचना

नई दिल्ली, 23 सितम्बर, 2013

का.आ. 2894(अ).—जबकि केन्द्र सरकार ने दिल्ली मुख्य योजना-2021 में कुछ संशोधन करने का प्रस्ताव किया है, जिन्हें दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 44 के प्रावधानों के अनुसार उक्त अधिनियम की धारा 11-क की उपधारा (3) द्वारा यथा-अपेक्षित उक्त सूचना की तिथि से पैंतालीस दिनों के अंदर आपत्तियाँ/सुझाव आमंत्रित करने के लिए सार्वजनिक सूचना के रूप में का.आ.सं. 1140 (ई) दिनांक 04.05.2013 द्वारा भारत के असाधारण राजपत्र में प्रकाशित किया गया था।

2. जबकि, प्रस्तावित संशोधनों के संबंध में प्राप्त की गयी आपत्तियों/सुझावों पर दिल्ली विकास प्राधिकरण द्वारा गठित जांच एवं सुनवाई बोर्ड द्वारा विचार किया गया था और दिल्ली विकास प्राधिकरण की बैठक में उन्हें अनुमोदित भी किया गया था।

3. जबकि, केन्द्र सरकार ने मामले के सभी पहलुओं पर सावधानीपूर्वक विचार करने के बाद दिल्ली मुख्य योजना-2021 को संशोधित करने का निर्णय किया है।

4. अतः अब, उक्त अधिनियम की धारा 11-क की उपधारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केन्द्र सरकार एतद्वारा भारत के राजपत्र में इस अधिसूचना के प्रकाशन की तिथि से उक्त दिल्ली मुख्य योजना-2021 में निम्नलिखित संशोधन करती है :

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MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 23rd September, 2013

S.O. 2894(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice S.O.1140 (E) dated 04th May, 2013 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within forty-five days from the date of the said notice.

2. Whereas, objections/suggestions received with regard to the proposed modifications have been considered by the Board of Enquiry and Hearing, setup by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority.

3. Whereas, the Central Government has, after carefully considering all aspect of the matter, decided to modify the Master Plan for Delhi-2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/Table of MPD-2021	Modifications															
1	2	3															
CHAPTER 3.0-DELHI URBAN AREA 2021																	
1	Level 4 District Population-5,00,000 in Table 3.3 Hierarchy of Urban Development	<table border="1"> <thead> <tr> <th rowspan="2">Facilities</th> <th colspan="3">Area in sq.m.</th> </tr> <tr> <th>No.</th> <th>Per Unit</th> <th>Total</th> </tr> <tr> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> </thead> <tbody> <tr> <td>9. Police Station</td> <td>2</td> <td>7500-10000</td> <td>15,000-20,000</td> </tr> </tbody> </table>	Facilities	Area in sq.m.			No.	Per Unit	Total	2	3	4	5	9. Police Station	2	7500-10000	15,000-20,000
Facilities	Area in sq.m.																
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9. Police Station	2	7500-10000	15,000-20,000														
CHAPTER 4.0-SHELTER																	
2	Para 4.2 HOUSING STRATEGY	As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/hect. (900 pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation /Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be <i>maximum</i> 900 DUs/ha.															
3	Title of Para 4.2.3.4	Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation – In-situ Up-gradation/Rehabilitation of Slum & JJ Clusters, Resettlement Colonies <i>and Schemes for Rehabilitation of Project-affected Persons# & Unsafe Buildings*#</i>															
4	Para 4.2.3.4	The implementing agency/corporate body <i>concerned</i> should work out schemes for collective community rehabilitation/ relocation and explore the possibility of involving private sector/slum cooperatives. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum & JJ Rehabilitation Scheme <i>and schemes for rehabilitation of project-affected persons# and for</i>															

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		<p><i>Unsafe Buildings*#.</i></p> <p>The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these Guidelines at the time of preparation of new schemes is essential. Group housing norms shall be applicable with the following conditions:</p> <ul style="list-style-type: none"> (i) Minimum plot size 2000 sqm (on a min. ROW of 9m). In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10%. (ii) Maximum 900 DUs/ha on residential component of the land. (iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e., Facility for the level as indicated in Table.3.3 of Chapter 3 based on the population accommodated under the project/scheme) and FAR on the remunerative component of the land shall be as applicable for the relevant land use. (iv) Mixed land use/commercial component up to 10% of permissible FAR in the residential component of the land. In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e., Group-A Household Industries as given in Annexure I of Chapter 7) to the beneficiaries of the project scheme. (v) Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme. (vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%. (vii) Area of dwelling unit for rehabilitation shall be around 25 to 30 sqm. (viii) Common parking is to be provided which may be relaxed wherever required, except for parking for remunerative purposes. (ix) No restriction on ground coverage (except set backs) (x) Schemes shall be approved by the local body concerned. (xi) Schemes/designs should be compatible for differently-abled persons. (xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'. (xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2. <p><i>Note:</i></p> <p>* Unsafe buildings are to be determined by the statutory competent authority.</p> <p># In case of Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings, this will only be applicable for those schemes wherein these guidelines are adopted. Disposal and eligibility for allotment of the built flats/plots for Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings shall be governed by the separate policy already formulated or yet to be framed by the Housing & Lands Departments of DDA.</p>
5	Para 4.3 Night Shelter	<p>The provision of night shelters is envisaged to cater to the shelterless, which should be provided as per requirements and should be identified keeping in view major work centres. Special provisions should be made for the homeless, women and children including the differently-abled, orphans and old age persons. Further, to the development of night shelters by GNCTD/DUSIB/MCD/DDA as per MPD-2021, provisions for night shelter should also be made in existing buildings and in new proposed constructions within the Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes, Police Stations, etc. by the agencies concerned such as Railways, Health, Industry, DTC, Police, etc., wherever available, with suitable modifications into night shelters as well as by adopting innovative</p>

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		<p><i>concepts such as integrated complex with commercial space on the ground floor and night shelters on the first floor.</i> In addition, multi-purpose use of the existing facility buildings may be allowed for night shelter purposes. Provision should also be made for converting existing buildings, wherever available, with suitable modifications into night shelters. <i>Since land is a constraint, the endeavour should be to optimally utilize the land for creating multipurpose facilities in residential and PSP plots.</i></p> <p>On the basis of the 2001 Census of houseless population, at least 25 sites should be earmarked in Delhi for night shelters. In order to make the provision of this facility financially sustainable for the local body, innovative concepts such as integrated complex with commercial space on the ground floor and night shelter on the first floor should be explored. The guidelines and incentive package should be designed by the local agency concerned in collaboration with the Govt. of NCT-Delhi with a view to develop self-sustaining night shelters. One night shelter shall be provided for 1 lakh population. <i>The actual location and need of night shelter is to be decided by the Local Authorities/GNCTD based on practical demand/assessment. However, in this regard for the geographical distribution of Night Shelters a minimum of at least one Night Shelter per administrative unit such as the Revenue Sub-Division or jurisdiction of Police Station may also be taken as criteria for planning purposes.</i></p>										
6	Table 4.3: Uses/Use Activities Permitted in Use Premises	<table border="1"> <thead> <tr> <th>Use Premises</th> <th>Definition</th> <th>Use/Use Permitted</th> <th>Activities</th> </tr> </thead> <tbody> <tr> <td>Residential Plot-Group Housing</td> <td>A premise of size not less than 3000 sqm (2000 sqm. for slum/JJ rehabilitation and 1670 sqm. i.e., 2000 sq.yds. for Redevelopment Areas/ Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.</td> <td>Residential flat, mixed use activity as per the Master Plan provisions, retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area up to 20 sqm. each). Community Room, Society office, Crèche/Day Care Centre, religious, Senior citizen recreation room, swimming pool.</td> <td></td> </tr> </tbody> </table>			Use Premises	Definition	Use/Use Permitted	Activities	Residential Plot-Group Housing	A premise of size not less than 3000 sqm (2000 sqm. for slum/JJ rehabilitation and 1670 sqm. i.e., 2000 sq.yds. for Redevelopment Areas/ Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.	Residential flat, mixed use activity as per the Master Plan provisions, retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area up to 20 sqm. each). Community Room, Society office, Crèche/Day Care Centre, religious, Senior citizen recreation room, swimming pool.	
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			**	<p>As land is a constraint, the endeavour should be to optimally utilize the land for creating multipurpose facilities in residential and PSP plots.</p> <p>Night shelter should also be made in existing buildings and in new proposed constructions within the Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes, Police Stations etc. by the agencies concerned such as Railways, Health, Industry, DTC, Police, etc., wherever available, with suitable modifications into night shelters as well as by adopting innovative concepts such as integrated complex with commercial space on the ground floor and night shelter on the first floor.</p>
8	Para 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES A.		(iii)	<p>Height:</p> <p>Maximum height of the building shall be 15m in plots without stilt parking and 17.5m in plots with stilt parking. Such residential building shall not be considered as high rise building. For purpose of fire and life safety requirements, clearance of Fire Department will be obtained by the individual plot owner.</p>
9	Residential Plot- Plotted Housing – Terms and Conditions:		(ix)	<p>Amalgamation of the two plots upto 64 sq.m maximum will be permitted with following conditions:</p> <ul style="list-style-type: none"> Local Body will simultaneously modify the Layout Plan. The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size. The maximum FAR permissible shall not be less than the permissible in case of two individual plots.
10	Para 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES B.		(i)	The upper limit of density be taken as 200 DUs/hect. (900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation /Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ha.
11	Residential Plot- Group Housing		(ii)	Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora).
12			(x)	In case of Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora, the minimum size of plot for Group Housing shall be 1670 sqm. (2000 sq.yds.) on roads having a minimum width of 7.5m ROW subject to meeting parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD. Such plots shall be incorporated as group housing plots in the Development/Layout Plans of these areas to be prepared, subsequently, if such, plans are not already approved.

CHAPTER 6.0-WHOLESALE TRADE

13	Table 6.2: Development Controls - Wholesale Trade								
Use/Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted			
	Ground Covera ge %	FA R	Heigh t (m)						
Integrated Freight Complex/ Wholesale Market	30	80	No Restr- iction subject to (i)	3	Wholesale Market. A premise from where goods and commo- dities are sold and delivered	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter			

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								to retailers. The premises include storage and godown, loading and unloading facilities.																																
CHAPTER 7.0-INDUSTRY																																								
14	Para 7.6.1 EXISTING, PLANNED INDUSTRIAL AREAS	Following new paragraph is added: 7.6.1.2 <i>Pre-1962/MPD-1962 Industrial Areas</i> <i>Industrial Areas, existing prior to 1962 or where Industrial Use was allowed in MPD-1962, shall continue such use at least to the extent as permissible in MPD-1962, subject to documentary proof thereof. The standards prescribed in Para 7.2 shall have to be met by all such industrial units.</i>																																						
15	Para 7.6.2 RE-DEVELOPMENT OF UNPLANNED INDUSTRIAL AREAS	Following two non-conforming clusters of industrial concentration are added after S.No.20: 21. <i>Prahladpur Banger</i> 22. <i>Mundka and Mundka Udyog Nagar</i>																																						
CHAPTER 12.0-TRANSPORTATION																																								
16	Table 12.7: Development Controls for Transportation	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Use Premises</th> <th rowspan="2">Activities Permitted</th> <th colspan="4">Development Controls (4)</th> </tr> <tr> <th>Area under Operation (%)</th> <th>Area under building (%)</th> <th>FAR *</th> <th>Floor area that can be utilised for passenger accommodation</th> </tr> </thead> <tbody> <tr> <td>2.</td> <td>Rail Terminal/ integrated Passenger Terminal Metropolitan Passenger Terminal</td> <td>All facilities related to Railway, Passengers, operations, goods handling, passengers change over facilities, including watch & ward, Hotel, <i>Night Shelter</i>.</td> <td>70</td> <td>30</td> <td>100</td> <td>15%</td> </tr> <tr> <td>4.</td> <td>Bus Terminal/ Bus Depot</td> <td>All facilities related to Bus & Passengers, parking including watch & ward, Soft Drink & Snack Stall, Administrative Office, Other Offices, <i>Night Shelter</i> and Hotel.</td> <td>50</td> <td>50</td> <td>100</td> <td>25%</td> </tr> <tr> <td>5.</td> <td>ISBT</td> <td>All facilities related to Bus & Passengers, parking including watch & ward, Bus Terminal, Soft Drink & Snack Stall,</td> <td colspan="4"> a. Ground coverage: 25% b. FAR: 100, subject to the following: (i) FAR shall be available on maximum area of 10 ha. or area of site whichever is less. (ii) ISBT, including operational structures Maximum FAR 70 (iii) Hotel/passenger </td> </tr> </tbody> </table>							S. No.	Use Premises	Activities Permitted	Development Controls (4)				Area under Operation (%)	Area under building (%)	FAR *	Floor area that can be utilised for passenger accommodation	2.	Rail Terminal/ integrated Passenger Terminal Metropolitan Passenger Terminal	All facilities related to Railway, Passengers, operations, goods handling, passengers change over facilities, including watch & ward, Hotel, <i>Night Shelter</i> .	70	30	100	15%	4.	Bus Terminal/ Bus Depot	All facilities related to Bus & Passengers, parking including watch & ward, Soft Drink & Snack Stall, Administrative Office, Other Offices, <i>Night Shelter</i> and Hotel.	50	50	100	25%	5.	ISBT	All facilities related to Bus & Passengers, parking including watch & ward, Bus Terminal, Soft Drink & Snack Stall,	a. Ground coverage: 25% b. FAR: 100, subject to the following: (i) FAR shall be available on maximum area of 10 ha. or area of site whichever is less. (ii) ISBT, including operational structures Maximum FAR 70 (iii) Hotel/passenger			
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			Administrative Office, hotel, Night Shelter.	accommodation and facilities Maximum FAR 30. c. Parking: In addition to the requirement of parking for ISBT/buses, parking for Hotel/passenger accommodation and facilities shall be at the rate of 2 ECS per 100 sq.m. of floor area. d. The development shall be undertaken in a composite manner.
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CHAPTER 13.0-SOCIAL INFRASTRUCTURE

17	Table 13.10: Planning Norms and Standards for Security (Police) Facilities under para 13.5	<table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Category</th> <th>Pop./unit (approx.)</th> <th>Plot Area</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Police Station</td> <td>2.5 lakh</td> <td>0.75 ha. to 1.0 ha. **</td> </tr> </tbody> </table> <p>** 60% of the plot land shall be utilized for the Police Station with 200 FAR and 40% of the plot land shall be utilized for Police Personnel Housing with 400 FAR. Whereas other Development Control Norms i.e., ground coverage, set-back and parking requirement, etc. shall be as prescribed in Table 13.11 and para 4.4.3.B Residential Plot-Group Housing, respectively. Existing police station sites shall also be eligible for afore-said provision.</p>	Sl. No.	Category	Pop./unit (approx.)	Plot Area	2	Police Station	2.5 lakh	0.75 ha. to 1.0 ha. **							
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20	Para 13.11 PUBLIC & SEMI-PUBLIC FACILITIES/ PREMISES	<p>The following norms shall be applicable in case of PSP facilities/premises, for which specific development controls have not been specified.</p> <p>1. Max. Ground Coverage 30% 2. Max. Floor Area Ratio 120 3. Max. Height 26 m.</p> <p>Other controls:- Parking @ 2ECS/100 sqm. of floor area. Other controls as given in Development Code chapter.</p> <p><i>Note:</i> i. In case of plots allotted to political parties by the government land housing agencies, up to 15% of maximum FAR may be utilized for residential hostel accommodation.</p>																																						
21	Table 13.18: Planning Norms and Standards for Other Community Facilities	<table border="1" data-bbox="586 846 1344 1391"> <thead> <tr> <th>S. No.</th> <th>Category</th> <th>Population/unit (approx.)</th> <th>Plot Area</th> </tr> </thead> <tbody> <tr> <td rowspan="6">1</td> <td>a) Old Age Home</td> <td>5 lakh</td> <td rowspan="6">Maximum 1000 sqm, subject to availability of land</td> </tr> <tr> <td>b) Care Centre for Physically-Mentally challenged</td> <td>Each category for 10 lakh</td> </tr> <tr> <td>c) Working women- men hostel</td> <td></td> </tr> <tr> <td>d) Adult Education Centre</td> <td></td> </tr> <tr> <td>e) Orphanage/ Children's centre. (One each)</td> <td></td> </tr> <tr> <td>f) Night shelter*</td> <td>1 lakh</td> <td>Minimum 1000 sqm, subject to availability of land.</td> </tr> <tr> <td rowspan="2">2</td> <td>Religious Facilities</td> <td></td> <td></td> </tr> <tr> <td>a) At neighbourhood level</td> <td>5000</td> <td>Max. 400 sqm</td> </tr> <tr> <td></td> <td>b) At sub city level in urban extension</td> <td>10 lakh</td> <td>Max. 4.0 Ha.</td> </tr> <tr> <td rowspan="1">3</td> <td>Anganwari</td> <td></td> <td></td> </tr> <tr> <td></td> <td>a) Housing area/cluster</td> <td>5000</td> <td>Max. 200-300 sqm</td> </tr> </tbody> </table> <p>Upto 10% variation in plot size is permitted.</p> <p>* The actual location and need of night shelter is to be decided by the Local Authorities/GNCTD based on practical demand/assessment. For geographical distribution of Night Shelters a minimum of at least one Night Shelter per administrative unit such as the Revenue Sub-Division or jurisdiction of Police Station may also be taken as criteria for planning purposes.</p>	S. No.	Category	Population/unit (approx.)	Plot Area	1	a) Old Age Home	5 lakh	Maximum 1000 sqm, subject to availability of land	b) Care Centre for Physically-Mentally challenged	Each category for 10 lakh	c) Working women- men hostel		d) Adult Education Centre		e) Orphanage/ Children's centre. (One each)		f) Night shelter*	1 lakh	Minimum 1000 sqm, subject to availability of land.	2	Religious Facilities			a) At neighbourhood level	5000	Max. 400 sqm		b) At sub city level in urban extension	10 lakh	Max. 4.0 Ha.	3	Anganwari				a) Housing area/cluster	5000	Max. 200-300 sqm
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23	Notes of the Sub/Clause 8(2) Permission of Use Premises in Use Zones	<p>Following notes are to be inserted:</p> <p>(viii) Extension of Lal Dora/firni, located in any use-zone, be considered as residential as per the notification by Revenue Deptt., GNCTD.</p> <p>(ix) In Village Abadi (Lal Dora/firni) and Extended Lal Dora, the facilities recommended for neighbourhood population of 10,000 (as per Table 4.2) to be permitted on plots facing a minimum road of 9 m.</p>																																						

24	<p>CLAUSE 8.0 SUB DIVISION OF USE ZONES, PERMISSION OF USE PREMISES IN USE ZONES AND CONTROL OF BUILDINGS</p>	<p>Sub-Clause 8(6) is added after Sub-Clause 8 (5), as under:</p> <p>8 (6) SERVICES PLAN</p> <p><i>The Developing Agency should provide for the following in layout plans of plots of size 3000 sq.m and above:</i></p> <ul style="list-style-type: none"> i) <i>Recycling of treated waste water with separate lines for potable water and recycled water. Dual piping system to be introduced.</i> ii) <i>Ground water recharge through rain water harvesting, conserving water bodies and regulating groundwater abstraction.</i> iii) <i>Treated sewage effluent should be recycled for non-potable uses like gardening, washing of vehicles, cooling towers, etc.</i> iv) <i>Utilities such as, underground water storage tank, roof-top water harvesting system, separate dry and wet dustbins etc. are to be provided within the plot.</i> v) <i>All hospitals, commercial, industrial, hotels, restaurants, auto workshops, etc. will have to make arrangements for primary effluent treatment within the plot.</i> vi) <i>Provide ESS and generator and to submit energy consumption/audit will be submitted at the time of sanction of building plans.</i> vii) <i>Provision of cavity walls, atriums, shading devices in buildings will be encouraged to make them energy efficient.</i> viii) <i>Solar heating system will be provided on all plots with roof area of 300 sqm and above.</i> ix) <i>In order to encourage the above, 1% to 4% extra ground coverage and FAR, on each, may be given as an incentive by the local bodies, depending upon the provisions made. In exceptional cases 5% incentive may be permitted.</i> x) <i>These incentives shall be based on the rating criteria prescribed by 'Green Rating for Integrated Habitat Assessment' (GRIHA) for green buildings.</i> xi) <i>In case of non-compliance of above, after obtaining occupancy certificate, penalty at market rate shall be levied for incentive FAR by land owning agency.</i> <p><i>The regulations for enforcement of above shall be prepared by the Director, Local Self Government, GNCTD in consultation with Environment Department, GNCTD within a period of six months (after notification of modifications) and notified with the approval of the Authority/Central Government.</i></p> <p>8.6.1 Neighbourhood Level</p> <ul style="list-style-type: none"> i) <i>The listed water bodies and/or any water body above 1 ha. size are mandatory to be systematically included in the landscape plan.</i> ii) <i>Decentralised STPs with smaller capacities are to be provided at the community level. Possibility of generating energy/gas as fuel from sewage shall be explored.</i> iii) <i>Municipal Waste of biodegradable and recyclable waste is to be segregated at source, decentralized treatment at neighbourhood level may be adopted; whereas for non-biodegradable waste centralized treatment may be followed.</i>
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SUNIL KUMAR, Under Secy.