



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरी परियोजना खण्ड
HOUSING & URBAN PROJECTS WING

मुख्य वास्तुविद कार्यालय 0/0 CHIEF ARCHITECT
8वीं मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002
8th FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002
दूरभाष नं. / Phone No. 23379031

No. : e-File no.- Comp. No. 98146; HUPW/CACD/0001/2025/REFS/156

Date: 08.12.2025

CIRCULAR

Subject: Policy for Revised modalities for operationalization of enhanced FAR in planned Commercial Centers.

The Delhi Development Authority in its meeting held on 05.11.2025 vide Item no. 34/2025, has approved that the policy- 'Revised modalities for operationalization of enhanced FAR in planned Commercial Centers' issued vide Circular no. Dy.Dir.(Arch.)/Coordn./HUPW/DDA/2016/51 dated 19.06.2018 (Copy enclosed), **shall remain in force for a period of 1 year from date of issue of this Circular.**


Chief Architect
DDA

Encl: 1. Circular no. Dy.Dir.(Arch.)/Coordn./HUPW/DDA/2016/51 dated 19.06.2018
2. Quotients/ Factors of Enhanced FAR for Planned Commercial Centers

Copy for information to:

1. Spl. Secy. to Hon'ble LG Delhi, for kind information of the latter
2. OSD to VC, for kind information of the latter
3. Finance Member, DDA
4. Engineer Member, DDA
5. Principal Commissioner (LD), DDA
6. Secretary, Delhi Urban Arts Commission
7. Commissioner (Plg.), DDA
8. Commissioner, MCD
9. Commissioner (LD), DDA
10. Commissioner-cum-Secretary, DDA
11. Chief Architect, NDMC, Palika Kendra, New Delhi
12. Chief Legal Advisor, DDA
13. Chief Accounts Officer, DDA
14. Director System- For uploading this Circular on DDA website
15. Director (PR)- For publicizing, through various social media platforms
16. ACA (NZ & Narela), ACA (Rohini), SA (South Zone), SA (East Zone), SA (Dwarka & WZ)
17. Director (Building Section)

828C

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
NEW DELHI

No. Dy. Dir.(Arch)/Co-ordn./HUPW/DDA/2016/51

Dt. 19.06.2018

CIRCULAR

Sub: Revised modalities for operationalization of enhanced FAR in planned Commercial Centers.

On the issue of facilitating stake holder in planned Commercial Centres within the existing / prevailing norms given in the MPD-2021, Delhi Development Authority in its meeting held on 06.04.18 vide item no. 11:2018 approved the "Revised modalities for operationalization of enhanced FAR in planned Commercial Centers". This circular supersedes, the earlier circular issued vide letter No.F.15(10)2013/MP/39 dated 06.02.2014. The policy approved is as follows: -

1.1 To simplify the procedure and have maximum transparency, a fixed factor/quotient of enhanced FAR shall be put up on the web site. The stake holders shall multiply the assigned FAR with this factor/quotient to get the quantum of enhanced FAR.

1.2 For calculating the factor/quotient the formula shall be: -

$$\frac{\text{FAR as/MPD-2021-FAR achieved as per approved LOP}}{\text{FAR achieved as per approved LOP}} = A *$$

- The enhanced FAR for each plot = A x FAR of individual plot as per lease deed

*The factor "A" shall be available on website.

- The applicant shall upload self-attested scanned copy of the lease document/control drawing for online verification of auctioned FAR.
- After verification of the documents, the additional FAR charges along with the processing fee shall be deposited online by the stake holder as per uploaded rates.
- The receipt generated shall be valid for processing the case for approval of Building plans by the local body.

1.3 Apportionment of enhanced FAR to individual plot in existing commercial centres shall be on pro-rata basis, in proportion to FAR assigned in original scheme. This FAR may be adjusted on any floor including basement and shall conform to UBBL-2016/MPD-2021.

1.4 UBBL-2016 shall be applicable in existing buildings approved under BBL-1983 provided it fulfills all other norms of UBBL-2016.

Scanned by CamScanner

- 1.5 In LSC and CSC the registered shop owners shall prepare the scheme jointly and submit the same to the Local body for approval.
- 1.6 Parking shall be applicable as per MPD-2021.
- 1.7 Multi-level parking over underground parking plot attached with the commercial plot shall be allowed without any commercial component. Interconnection of commercial plot with multi-level parking plot through a passage below and over the ground, for the convenience of public, shall be allowed provided that the same may not hinder fire tender movement. The additional FAR arising out of apportionment shall not be allowed to be adjusted in parking plots.
- 1.8 To promote public parking, there is a provision of 5% additional ground coverage in MPD-2021 for multi-level parking. The local body shall identify parking sites on the layout plan and forward the same to the DDA for approval. The local body shall ensure completion of pool parking before granting occupancy certificate.
- 1.9 Parking shall be provided within the plot. In case there is no space for parking within the plot, the same can be accommodated in the pool/public parking to be identified and developed by the local body after collecting the parking charges from the beneficiary.
- 1.10 To enhance the aesthetics of commercial complex, all type of architectural and internal as well as external controls are decontrolled. However, the auction purchaser shall obtain the approval of DUAC and all other statutory bodies.
- 1.11 The hotel plots may be excluded from the commercial center for distribution of FAR.
- 1.12 No unauthorized constructions on public land shall be regularized. However, any additional constructions within the auctioned envelop as well as considering the permissibility/provisions laid down in terms and conditions of lease deed/ auction conditions, MPD-2021 and UBBL 2016 can only be regularized subject to deposition of additional FAR charges, necessary clearances from Fire Deptt. and penalties thereon besides betterment charges and any other charges as decided by the Govt. from time to time. The penalties shall be charged as per UBBL-2016.
- 1.13 The charges on account of additional FAR to be levied as per the provisions of MPD-2021 and 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.
- 1.14 The individual lessee/ auction purchaser can submit building plans to Building Deptt. of the concerned local body for approval. The local body shall ensure the structural stability certificate and all mandatory statutory approvals.

- 1.15 The offer of apportionment of FAR shall be valid for five years w.e.f. the date of up loading the same on the web site. After expiry of the stipulated period the Authority shall be within its right to utilize the unclaimed FAR.
- 1.16 On the production of documentary evidence for non-sanction of plans by the statutory bodies, the additional FAR charges, except processing fee, shall be refunded to the applicant without any interest.
- 1.17 The use of premises shall be governed by lease conditions/auction conditions.
- 1.18 Any Misrepresentation/suppression of material facts by the applicant shall invite punitive action as per prevailing law.


(Vinod Dhar)
Chief Architect, DDA

Copy for information to:-

1. FM, DDA
2. OSD to VC, DDA
3. Commissioner MCD/South Civic Centre, Minto Road, New Delhi
4. Commissioner MCD/North Civic Centre, Minto Road, New Delhi.
5. Commissioner MCD/East Udhayog Sadan, Patparganj, Delhi.
6. Spl. Secretary to L.G., Delhi.
7. Pr. Commissioner(LD), DDA
8. Secretary, DUAC, India Habitat Centre, Lodhi Road, New Delhi.
9. Commissioner-cum-Secretary, DDA
10. Commissioner(Planning) DDA
11. Chief Architect, DDA
12. Chief Architect, NDMC, Palika Kendra, New Delhi
13. Director(Plg.)MP, DDA
14. Director(LC) DDA



DELHI DEVELOPMENT AUTHORITY

अपर मुख्य वास्तु. उत्तरी व नरेला क्षेत्र / एच. यू. पी. डब्ल्यू विकास मीनार, नई दिल्ली -02

Addl. Chief Arch.(North & Narela Zone)HUPW,9th Floor, Vikas Minar

PH.011-23378879 / E-mail ID- aca-hupwnznarela@dda.gov.in

F.200(127)/C/SA/NZ/DDA/2018/207

Date: 02.12.2025

To

Dy. Director (Coordn.)

8th Floor, Vikas Minar

DDA, New Delhi-02

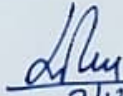
Sub: Proposal for continuation of Circular regarding 'Revised modalities for operationalization of enhanced FAR in planned Commercial Centers' beyond the original date of applicability.

Ref: No.HUPW/CACD/0001/2025/REFS/O/OACA(HUPW)/COORDN/150 DATED 28.11.2025.

Please find enclosed herewith the duly signed list of required Quotient / Factor of enhanced FAR with respect to Commercial Centers in North Zone & Narela / HUPW for uploading on DDA website.

Enclosed as above.

ACA (NZ & Narela) on leave


2/12/2025 -

Dy. Director(Arch.)

North & Narela Zone / HUPW

27/10/2023

Revised modalities for operationalisation of enhanced FAR in planned Commercial Centres vide MoM dated 18.04.2018 approved vide Item no. 11/2018

For calculating the factor / quotient (Q) the formula shall be:

FAR as per MPD-2021 - FAR achieved as per approved LOP

FAR achieved as per approved LOP

The enhanced FAR for each plot = A x FAR of individual plot as per lease deed

= Q*

MPD-2021 Norms for Commercial Schemes

| | | |
|----------|----|-----|
| CSC, LSC | 50 | 100 |
| CC | 50 | 125 |
| DC | 50 | 150 |

| S.no. | Scheme | (1) Total Plot Area (sqm) | (2) FAR achieved of Total Plot as per LOP (sqm) | (3) Area of Auctioned Plot (sqm) | (4) FAR of Auctioned Plot (sqm) | (5) Net FAR as per LOP (sqm) | (6) FAR as per MPD-2021 (sqm) | (7) Net Enhanced FAR available for scheme (sqm) | (8) Q* (Quotient for enhanced FAR) | Remarks |
|---------------------------------|---|------------------------------|--|-------------------------------------|------------------------------------|---------------------------------|----------------------------------|--|---------------------------------------|--|
| | | | | | | | (2) - (4) | (1)-(3) x 1.5 | (6) - (5) | (6) - (5) / (5) |
| DISTRICT CENTRES (D.C.) | | | | | | | | | | |
| 1 | District Centre, Shalimar Bagh | 90000 | 112475.08 | 6800 | 10200 | 102275.08 | 124800 | 22524.92 | 0.22 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 2 | District Centre, Netaji Subash Place, Wazirpur Note: Scheme designed for FAR@150 | 303600 | 448228 | 18070 | 30000 | 418228 | 428295 | 10067 | 0.024 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| COMMUNITY CENTRES (C.C.) | | | | | | | | | | |
| 1 | Community Centre, Pitampura, Block-K(P) | 50062.5 | 49675.86 | 4050 | 7196 | 42479.86 | 57515.625 | 15035.765 | 0.35 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 2 | Community Centre, Shalimar Bagh, Block-A | 14145.04 | 15502.2 | 0 | 0 | 15502.2 | 17681.30 | 2179.1 | 0.14 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 3 | Community Centre, Shalimar Bagh, Block-B | 33870 | 33866 | 0 | 0 | 33866 | 42337.5 | 8471.5 | 0.25 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 4 | Community Centre, Wazirpur | 38700 | 38062 | 0 | 0 | 38062 | 48375 | 10313 | 0.27 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 5 | Community Centre, GT Karnal Road | 10060.94 | 10060.86 | 0 | 0 | 10060.86 | 12576.175 | 2515.315 | 0.25 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 6 | Community Centre, Jhanagiri | 22127 | 22120 | 0 | 0 | 22120 | 27658.75 | 5538.75 | 0.25 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 7 | Community Centre, Mangolpuri, Ph.I | 29366.4 | 29366.4 | 0 | 0 | 29366.4 | 36708 | 7341.6 | 0.25 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 8 | Community Centre, Motia Khan | 25902.7 | 25902.7 | 3992 | 10745.95 | 15156.75 | 27388.375 | 12231.625 | 0.81 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 9 | Community Centre, Road no. 43, Mangolpuri Ind. area Ph.II (hotel Scheme designed for FAR@125) | 13200 | 16500 | 3547 | 5320 | 11180 | 12066.25 | 886.25 | 0.079 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |
| 10 | Community Centre, Road no. 44, Pitampura | 56880 | 56441.36 | 0 | 0 | 56441.36 | 71100 | 14658.64 | 0.26 | To be verified with Commercial Lands branch, Building section & concerned Engineering wing |

Vide Letter no. F200(127)/CISA(NZ)/DDA/2018/ 268 Dated: 12.09.2018


 ACA (North Zone & Narela)



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरी परियोजना विभाग
HOUSING & URBAN PROJECTS WING
अतिरिक्त मुख्य वास्तुविद् कार्यालय रोहिणी क्षेत्र
OFFICE OF THE ADDITIONAL CHIEF ARCHITECT (ROHINI ZONE)
प्रथम तल, दि० वि० प्रा० कार्यालय भवन, मधुबन चौक, रोहिणी, दिल्ली-110085-
1ST FLOOR, DDA OFFICE BUILDING, MADHUBAN CHOWK, ROHINI, DELHI-110085
दूरभाष / Telephone No.: 011-27557935

No. F2(Misc.)ACA/RZ/HUPW/DDA/2025/122

Date 05.12.2025

To,

Dy. Director (Arch.) Coordn.
8th Floor, Vikas Minar,
IP Estate, New Delhi-110002


- Sub:** Proposal for continuation of Circular regarding 'Revised modalities for operationalization of enhanced FAR in planned Commercial Centres' beyond the original date of applicability.
- Ref:** 1. HUPW/CACD/0001/2025/REFS/-O/o ACA(HUPW) COORDN/150 dated 28.11.2025
2. F2(Misc.)ACA/RZ/HUPW/DDA/2025/102 dated 24.10.2025 (copy enclosed)
3. F2(misc.)ACA/RZ/HUPW/DDA/2018/D-99 dated 07.09.2018 (copy enclosed)
4. F.3(01)97/HUPW/SA(R&N) Part-II/90 dated 18.09.2023 (copy enclosed)

Vide above mentioned subject and reference no.1, it was requested to provide the required Quotient/Factor of enhanced FAR, in respect of any commercial site(s).

In this regard please find below the details of coefficient of enhanced FAR in District Centres and Community Centres in Rohini Zone which were earlier sent by this office vide ref. no. 2.

| S. No. | Name of Scheme | Coefficient of enhanced FAR for each plot |
|--------|--|---|
| 1 | Twin District Centre at Rohini | 0.4371 |
| 2 | Mangalam Place District Centre at Rohini | 0.3668 |
| 3 | Community Centre Sector-7, Rohini | 0.2506 |
| 4 | Community Centre Sector-6, PH-1, Rohini | 0.2832 |
| 5 | Community Centre Sector-14, Rohini | 0.2577 |
| 6 | Community Centre Sector- 8, Rohini | 0.2534 |
| 7 | Community Centre Sector-22, Rohini | 0.1773 |

Encl. As Above


(Deepankar Singh)
Addl. Chief Architect
HUPW (Rohini Zone)



दिल्ली विकास प्राधिकरण
Delhi Development Authority

वरिष्ठ वास्तुविद् कार्यालय, दक्षिण क्षेत्र, एच०यू०पी०डब्ल्यू०
Office of Senior Architect, South Zone, H.U.P.W.
नौवीं मंजिल, विकास मीनार, आई० पी० एस्टेट, नई दिल्ली
9th Floor, Vikas Minar, I.P. Estate, New Delhi-110002
Ph. No. 011-23379668

संख्या: F.35/ACA-I/HUPW/SZ/DDA/2018/D-117

दिनांक: 04.12.2025

To,

Dy. Director (Coordn.)
8th Floor, Vikas Minar
New Delhi – 110002

विषय: Proposal for continuation of Circular regarding 'Revised modalities for operationalization of enhance FAR in planned Commercial Centers' beyond the original date of applicability.

संदर्भ: HUPW/CACD/0001/2025/REFS/-O/o/ACA(HUPW)COORDN/150 dated 28.11.2025
(copy enclosed)

The coefficient of enhanced FAR in following Commercial Centers of South Zone, as per available record is hereby forwarded for further uploading on DDA website.

| District Centre | |
|--------------------------------|--------|
| Saket | 0.1844 |
| Community Centres | |
| Zamroodpur | 0.2500 |
| Sector B Pocket-5, Vasant Kunj | 0.2500 |
| Yusuf Sarai | 0.3056 |
| Okhla Phase-I | 0.2151 |
| Malviya Nagar | 0.4913 |
| Basant Lok | |

प्रतिलिपि सूचनार्थ हेतु:

1. Chief Architect, DDA

वरिष्ठ वास्तुविद्
दक्षिणीक्षेत्र, एच०यू०पी०डब्ल्यू०

वरिष्ठ वास्तुविद्
दक्षिणीक्षेत्र, एच०यू०पी०डब्ल्यू०



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरीय परियोजना खण्ड-वरिष्ठ वास्तु. (पूर्वी क्षेत्र) कार्यालय
Housing & Urban Projects Wing-O/o Sr. Arch. (East Zone Office)
8वीं मंजिल, विकास मीनार, नई दिल्ली 110002
8th Floor, Vikas Minar, New Delhi-110002

F. No. SA/EZ/HUPW/F-129/DDA/2018/178

Dated 02/12/2025

To

✓ The Chief Architect,
Delhi Development Authority,
8th Floor, Vikas Minar,
New Delhi - 110002

Sub : Coefficient of enhanced FAR of Commercial Centres.

The coefficient of enhanced FAR of following Commercial Centres of East Zone, as per available record, is hereby forwarded for further uploading on DDA website.

| NAME OF COMMERCIAL CENTRE | COEFFICIENT |
|--|-------------|
| Distt. Centre Shashtri Park | 0.2235 |
| CBD Shahdara | 0.2531 |
| Distt. Centre Mayur Vihar | 0.3025 |
| Community Centre Preet Vihar | 0.2455 |
| Community Centre Karkardooma | 0.2957 |
| Non-Hierarchial Commerical Centre Jasola | 0.1688 |

Shabnam Bhardwaj
(SHABNAM BHARDWAJ) 2/12/25
SR. ARCHITECT (EAST ZONE)
HUPW, DDA

Copy to :-

- 1) Dy. Director (Coordn.), HUPW, DDA - for information.

/
SR. ARCHITECT (EAST ZONE)
HUPW, DDA



दिल्ली विकास प्राधिकरण

Office of Senior Architect (Dwarka & West Zone)/HUPW
वरिष्ठ वास्तुकार (द्वारका एवं पश्चिम क्षेत्र) / एचयूपीडब्ल्यू
1st floor, DDA Office, Mangla puri, Dwarka, New Delhi-110045
पहली मंजिल, दि वि प्रा दफ्तर, मंगलापूरी, द्वारका, नई दिल्ली-110045

मिसिल सं०: F.69/ SA(DWK)HUPW/DDA/018/ 130

दिनांक: 04.12.2025

To,
The Deputy Director (Arch.), Coordination
8th Floor, Vikas Minar,
I.P Estate,
New Delhi-110002

Subject: Revised modalities for operationalization of enhanced FAR in planned Commercial Centres

Ref: 1. HUPW/CACD/0001/2025/REFS/-O/o ACA(HUPW)COORDN/150 Dated 28.11.2025

Kindly find enclosed details of coefficient of enhanced FAR in various District Centres and Community Centres at Dwarka Zone for further necessary action at your end :-

| S.No. | Name of Scheme | Coefficient of enhanced FAR for each plot |
|-------|---|---|
| 1. | Community Centre at Sector- 4, Dwarka | 0.2616 |
| 2. | Community Centre at Paschim Puri, Blk -D | 0.2750 |
| 3. | Community Centre at Rajouri Garden (Blk -G8) | 0.3080 |
| 4. | Community Centre at Karampura on Najafgarh Road | 0.4475 |
| 5. | Community Centre at Janak Puri, Blk -C | 0.4828 |
| 6. | Community Centre at A-2, Paschim Puri | 0.4620 |
| 7. | District Centre/ City Centre (Sector-10,11.12,13 &14) Dwarka | 0.1553 |

This issues with the approval of Senior Architect, Dwarka and West Zone.

Dy. Director (Arch)
Dwarka & West Zone, HUPW /DDA

Copy to for information:-

1. Senior Architect (Dwarka & WZ)

Dy. Director (Arch)
Dwarka & West Zone, HUPW /DDA