



(MASTER PLAN SECTION) PUBLIC NOTICE

The Delhi Development Authority / Central Government has proposed to make modifications to the Master Plan for Delhi - 2021, under Section 11A of DD Act 1957, are hereby published for public information. Any person having any objection / suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner - cum - Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi - 110023 or via e-mail to: mpd2021.public@dda.org.in within a **period of Forty-Five (45) 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.

The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the office of Dy. Dir. (Plg.) Master Plan Section, DDA, 6th floor, Vikas Minar, I.P. Estate, and New Delhi-110002 on all working days during the period referred above. The text indicating the proposed modifications is also available on the following link i.e. <http://119.226.139.196/ddaweb/MPD2021.aspx>

File No.:F.20(4)/2020-MP

Dated: 25.05.2021

Place: New Delhi

Sd/-

(D.Sarkar)

Commissioner-cum-Secretary,
Delhi Development Authority

Please give your feedback on DDA Apps at Google play

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)**

PUBLIC NOTICE

The following modifications which the Delhi Development Authority / Central Government proposes to make to the Master Plan for Delhi – 2021, under Section 11A of DD Act 1957, are hereby published for public information. Any person having any objection / suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner – cum – Secretary, Delhi Development Authority, ‘B’ Block, Vikas Sadan, New Delhi – 110023 or via e-mail to: mpd2021.public@dda.org.in **within a period of Forty-Five(45) 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.	Existing provisions- MPD 2021	Proposed Amendments- MPD 2021
Chapter 19.0 LAND POOLING POLICY		
19.1	Guiding Principles	
	i. Pooling of land under this policy will be done on the basis of sector (as defined in the Regulations) and as delineated in the Zonal Development Plans.	i. Pooling of land under this policy will be done on the basis of sector (as defined in the Regulations) and the required modification in the Zonal Development Plan shall be based on the approved sector plan as per the provisions of MPD.
19.3	Role of the DE/Consortium	
	xii. Dispose the remaining 50% of EWS housing stock only to the residents within the new development, at market rates, to house community service personnel working for the residents/owners. These will be developed by the DE/Consortium at the respective Group Housing site/premises or contiguous site. The DE/Consortium shall be allowed to undertake actual transfer/transaction of this 50% stock to the prospective buyers only after fulfilling the requirements mentioned in Clause 19.3(xi).	xii. Dispose the remaining 50% of EWS housing stock only to the apartment owners /residents within the new development, at market rates, to house community service personnel working for the residents/owners of the Group housing. These will be developed by the DE/Consortium at the respective Group Housing site/premises or contiguous site. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is sold/transferred to the eligible beneficiaries identified by DDA/ local bodies. The methodology of determining the rates at which the

		said EWS units shall be sold shall be prescribed by DDA.
19.4	Norms for Land Pooling and Development Control Norms	
	<p>ii. The above land use distribution will split on a 40:60 basis. A minimum of 40% of pooled land in every sector shall be reserved for city level infrastructure (surrendered as and when required to DDA and service providing agencies for provision of infrastructure). A maximum of 60% of pooled land in every sector shall be available to DE/Consortium for development. The distribution of land uses shall be as follows:</p>	<p>ii. The above land use distribution will split on a 40:60 basis. A minimum of 40% of pooled land in every sector shall be reserved for city level infrastructure (surrendered as and when required to DDA and service providing agencies for provision of infrastructure). DDA's share of Industrial and PSP land use in sector shall be allowed to be clubbed with adjacent sectors to meet the requirements of providing city/zonal level facilities. A maximum of 60% of pooled land in every sector shall be available to DE/Consortium for development. The distribution of land uses shall be as follows:</p>
	<p>v. Amalgamation and sub-division of city level PSP plots as well as commercial plots shall be allowed. On the amalgamated/ subdivided plots, minimum area requirements/norms of Master Plan shall be applicable for development of any use premise. In such cases, adherence to Master Plan requirements/norms shall be mandatory. The DE/Consortium may also adopt innovative ways for achieving a vertical mix of uses (residential, commercial, PSP) within a building. Application of vertical mix of uses shall be in adherence to the prescribed additional development controls mentioned in Clause 19.4 (viii)-and is restricted to developments under the Land Policy.</p>	<p>v. Amalgamation and sub-division of city level PSP plots as well as commercial plots shall be allowed. On the amalgamated/ subdivided plots, minimum area requirements/ norms of Master Plan and plot / building level controls at clause 19.5 (IV) shall be applicable for development of any use premise. In such cases, adherence to Master Plan requirements/norms shall be mandatory. The DE/Consortium/DDA may also adopt innovative ways for achieving a vertical mix of uses (residential, commercial, PSP and industrial) within a building. Application of vertical mix of uses shall be in adherence to Clause 19.5(II) and is restricted to developments under the Land Policy.</p>
	<p>vi. Development control norms under the Policy are:</p> <p>a. FAR for Residential, City Level Commercial and City Level PSP shall be as per prevailing MasterPlan.</p>	<p>vi. Development control norms under the Policy are:</p> <p>a. Applicable FAR and other controls of various use premises falling under Residential, Commercial and PSP and industrial land use and VM Plots shall be</p>

	<p>c. Net Residential land to be a maximum of 55% of Gross Residential land.</p> <p>e. EWS Housing unit size shall range between 30-40sq.m.</p>	<p>as per Plot level controls as laid down in Clause 19.5 (IV) and it shall be ensured that the cumulative area that can be built for all the plots does not exceed the limits set out in Clause 19.5 (I) (i) except in sectors where TDR is being utilised.</p> <p>c. Net Residential land to be a maximum of 55% of Gross Residential land on which a mix of Group Housing and Plotted Housing typology is allowed on fulfilling the layout and plot level controls as stipulated in clause 19.5 (III) and 19.5(IV).</p> <p>e. Minimum EWS Housing unit size shall be as per MPD</p>
	<p>vii. The Consortium/DE shall be compensated in the form of Tradable FAR as per conditions specified in the Regulations, if it is unable to utilize the entire allowable FAR within the 60% land. DDA may identify receiving sites for such Tradable FAR, which would be based on availability of critical resources such as water, proximity to transport infrastructure, etc.</p>	<p>(deleted)</p>
	<p>viii. Additional development controls for urban design, landscape and built environment to be notified as part of the ZDPs for land pooling zones shall apply uniformly for all developments under the Policy. These controls will regulate building and site level aspects and promote sustainable environment management systems through integration of blue and green infrastructure in the sector layout plans.</p>	<p>(deleted)</p>
	<p>19.5 Framework for Implementation of the Policy</p>	<p>19.6 Framework for Implementation of the Policy</p>

19.5 ADDITIONAL DEVELOPMENT CONTROLS

I. Permitted Variance in Applicable FAR at Sector level

- i. The prescribed FAR limit for different land uses at sector level shall be computed as per the table below:

	A	B	C
	Land Use	FAR	Total area that can be built as per FAR*
1	Residential	200	200 x Net residential land (<i>net residential land to be considered as 55% of gross residential land i.e. 53% of pooled land</i>)[C1]
2	Commercial	150	150 x 5% of pooled land [C2]
3	PSP	225	225 x 10% of pooled land [C3]
4	Industrial	200	200 x 4% of pooled land [C4]
			Total area that can be built as per FAR at sector level [T]= C1 + C2 + C3 + C4

* Notes:

- In addition, mandatory FAR of 15% over and above the maximum permissible residential FAR shall be available to the DE/Consortium only for provision of EWS Housing. EWS requirements to be calculated for the entire permissible residential FAR (irrespective of housing typology);
 - Permissible FAR for social infrastructure and utilities (up to neighbourhood level to be provided under gross residential component) shall be calculated over and above the residential FAR on the basis of population norms of MPD;
 - Distribution of PSP land use between Consortium/DE and DDA shall be as per table 19.4.ii of Land Policy. PSP plots shall avail the FAR as per the prevailing Master Plan provided that the total PSP FAR in the sector does not exceed C3 above.
- ii. FAR loading can be varied across different plots without exceeding the total Applicable FAR (refer Clause 19.5 (I) (i)) for a sector except in sectors where TDR will be utilised as per Clause 19.5(I) (v) (B), whereby higher FAR can be utilised along major roads, around identified transit stations or other identified locations.
- iii. In case there is a shortfall/variation in return of 60% land to the Consortium due to site conditions or planning considerations, the Consortium/DEs shall be permitted to utilise their respective FAR calculated as per Clause 19.5 (I)(i)
- iv. Gram sabha lands and any other Government Lands shall be integrated into the overall layout plan for the sector. Utilisation of any Gram Sabha lands falling in the sector shall be as follows:
1. DDA may participate in the land pooling as a Developer Entity and/or;
 2. DDA may develop such lands to meet specific needs/gaps of respective sectors. In such cases they shall not be considered part of the pooled land for computation of FAR as per Clause 19.5 (I)(i) and shall be developed as per standard MPD norms for different use premises.
- v. Variance in applicable FAR shall be permitted through the following options:

A. Exchange of land uses within sectors:

1. For Consortiums– sector-level Commercial and/or PSP area under its share as per Clause 19.5 (I) (i) can be increased up to 30% each with an equivalent reduction in total area that can be built as per Residential FAR.
2. For DDA an exchange of up to 30% shall be permitted between sector-level residential, commercial, PSP and Industrial area under its share;

B. Transferable Development rights (TDR):

1. TDR shall be permitted over and above the area that can be built as per respective FAR set out in Clause 19.5(I) (i)
2. Utilisation of TDR shall only be permitted within the following TDR Receiving Areas as identified by DDA:
 - a. 500m corridor on either side of the urban extension roads (UERS), restricted to lands falling under the land pooling areas.
 - b. Area within 500m radius of mass transit stations, restricted to land falling under land pooling areas. The centre of the metro station shall be used to define the area.
3. The following conditions shall apply on different plots within TDR Receiving areas.
 - a. At least 50% of the plot area shall be within the receiving area.
 - b. TDR on VM plots (refer 19.5 (II) (i)) shall not be linked to any particular land use and can be utilised as Residential, Commercial, PSP and Industrial uses, provided the limits set out in Clause 19.5 (IV) are not exceeded.
4. All other plots (except plotted housing) shall also be permitted to utilize TDR up to a maximum of 10% of the permissible FAR on the plot. In such cases the additional FAR shall be linked to the permissible use on the plot.
5. The overall change in area of any land use in the sector due to use of TDR shall not exceed 10% of the original area limit calculated as per Clause 19.5(I)(i) for each land use.

II. Mix of Uses / Vertical Mixing

Vertical Mixing (VM) of identified land uses shall be permitted within plots and buildings to enable mix-use in building typologies and hubs. The controls and mix of uses for Vertical Mixing shall be as follows:

- i. Mix of uses/Vertical Mixing (VM) shall be permitted in approved VM plots, identified in the sector Layout Plan, where the overall FAR on such plots shall not exceed 400.
- ii. The loading can be in the form of same land use or identified compatible land use/s i.e Commercial, indoor recreation, PSP, Industrial and Residential uses can be mixed with each other;
- iii. Requirements w.r.t open spaces, facilities, parking, entries/ exits and service cores, etc. within the identified plots shall be as per MPD norms/ applicable regulations.
- iv. Separate entry/exits and service cores shall be provided for each use. Additional requirements, if any, due to utilizing of TDR shall be fully met within the plot itself.

- v. Mixing/ Vertical Mixing of recreational areas, large hospitals (district-level and above), university campuses, utilities, fuel stations and correction/ penal facilities of any kind shall not be permitted.
- vi. Mixing shall only be permitted for compatible uses as follows:
 - 1. Only non-manufacturing industries like service industry (IT/ITES, BPO/KPO, etc.), packaging and logistics, and non-polluting MSME units can be combined with PSP.
 - 2. Schools can only be combined with residential use premises. Other educational institutions can be combined with clean industries such as those mentioned above.
- vii. Mixing of identified uses is permitted in any proportion in the form of different buildings within a plot or vertical mixing of floors within buildings or both.
- viii. Surplus land (if any) due to use of VM shall be utilized for active greens such as urban farming, nurseries, parks.

III. Layout controls in land pooling sectors

- i. Layout Plan for sectors shall identify use zones/ use premises (as applicable) as per MPD and VM plots. The plan shall also indicate integrated layout plan of the redistributed plots returned to DE/Consortium and proposed utilization of FAR and mix of uses at sector level and for all individual redistributed plots.
- ii. Plot level controls shall be as per Clause 19.5 (IV) and it shall be ensured that the cumulative area that can be built for all the plots does not exceed the limits set out in Clause 19.5 (I) (i) except in sectors where TDR is being utilized.
- iii. Isolated land parcels of 2 Ha or more (as per Clause 19.1.iii of Land Policy) shall have a minimum access of 18m RoW for inclusion in the layout plans of the sector.
- iv. EWS block requirements to be met by DEs individually or developed as a separate areas on a shared basis providing accessibility to transit stations
- v. Social infrastructure shall be provided in the form of separate plots as per MPD norms. In case of neighbourhood facilities being provided within Group Housing plots:
 - a. FAR for these facilities will be over and above residential FAR of 200
 - b. Any open space requirements for such facilities as per MPD shall be provided within the plot
- vi. **Road Layout:**
 - a. The sector road network shall incorporate the road hierarchy and Street Design Regulations of MPD. Cycling and walkability network shall be a mandatory requirement.
 - b. At least 50% of the area under collector roads shall be developed with 24m Right of Way (RoW).
 - c. Existing major movement of revenue roads and phirni roads within a sector shall be improved and/or widened (as feasible) and integrated into the sector layout, if feasible.

- d. Direct vehicular or parking entries/exits shall be avoided on roads of 24m ROW and an alternative vehicular access to be developed as part of layout
 - e. The new development shall maintain continuity with existing movement networks of approved or planned development
- vii. **Buffers:** In addition to all other mandatory buffer requirements, the Consortium/DEs and public agencies shall maintain buffers along major natural drains as per prescribed guidelines, if any.
 - a. Such buffers shall be used for developing parks of various hierarchies or the edges shall be protected by providing pedestrian/cycling streets.
 - b. Buildings on the edges of natural drains shall maintain active facades in the form of balconies, windows, pedestrian entries, shop-fronts, plazas, etc. towards the drains.
- viii. **Public Plazas:** The layout shall incorporate public plazas of various scales to improve the availability of public spaces. Development of plazas shall be regulated as follows:
 - a. Public plazas of minimum 2000 sq.m shall be planned at all major intersections of arterial-to-arterial roads as part of the sector Layout Plan.
 - b. All mass transit stations shall provide 20% of the plot area as a single open access public plaza for spill over of passengers and Multi Modal Integration.
 - c. All plots above a size of 10000 sq.m. shall also provide 10% of the plot area as mid-street or corner public plazas. FAR for the area under such plazas given within plots, shall be loaded on the remaining plot.
- ix. **Active Frontage:**
 - a. Active frontage shall be maintained along roads with RoW of 24m or more.
 - b. A setback of 3m shall be maintained with greens and tree plantation, with built-to-edge development for 70% of the building edge. At least 50% of such built-to-edge frontage shall be kept active by using arcades, colonnades, shop-fronts, pedestrian entries, plazas, etc.
 - c. These requirements will only be applicable on commercial, industrial and PSP plots as well as VM plots;
 - d. No stilt parking shall be permitted along the edges facing 24m or above roads.
- x. **Sustainability Features:**

Sector physical Infrastructure design shall ensure the following:

 - a. 100% treatment and maximum reuse of wastewater;
 - b. Segregation and reuse of 100% green waste;
 - c. Meeting 10% of the sector's energy demand through renewable sources like solar;
 - d. Optimum retention of storm water for direct reuse and recharge of groundwater as per applicable norms.

Multiple sectors/schemes may come together to meet these sustainability requirements.

IV. Plot and Building Controls in Land Pooling Sectors

i. The following controls will apply for different kinds of plots outlined below:

	Controls	Residential plot – plotted housing	Residential plot – group housing	PSP/Commercial/ Industrial Plots	VM Plot
1	Minimum plot area	- Only cluster developments on minimum land of 5000 sq.m. permitted* - Sizes of plots shall range between 100-300 sq.m. - EWS units to be provided as separate block either within the cluster or jointly with other DEs	3000 sq.m.	As per MPD norms for various use premises	5000 sq.m.
2	Maximum FAR	As per MPD, provided the overall FAR for the cluster (i.e. 200) is not exceeded**	200	As per MPD norms for various use premises	400
3	Maximum ground coverage	As per MPD	Up to 33%	As per MPD norms for various use premises	Up to 50%
4	Mandatory road access	- Not permissible on RoW of 18m and above - Overall cluster to have access from 12m road. Individual Plots may be provided access from 9m road.	18m RoW at least on one side	As per MPD norms for various use premises	- Collector road of 24m or above at least on one side - Mandatory alternate access from 12m RoW
5	Setbacks	As per MPD	1. As per MPD for different Plot Sizes of respective land uses. 2. For Plots on 24m ROW and above, Front setback shall be as per Clause 19.5 (III) ix. 3. Side and Rear setbacks shall be subject to requirements of height and ventilation as per building bylaws.		

* All facilities, local access roads and decentralized infrastructure for solid waste and wastewater management shall be accommodated within the cluster development.

**In case the computed built area for a plot is less than that permitted in a lower category plot, the maximum built area of the lower category shall be permitted.

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