

Master Plan for Delhi 2047

FREQUENTLY ASKED QUESTIONS (FAQs)



Delhi Development Authority

FAQs - GENERIC

Q1. Since when the MPD-2047 will be applicable?

MPD-2047 is in force from the date of its notification in the Official Gazette, i.e., 20.08.2026.

Q2. Does the provisions of MPD-2047 supersede the MPD-2021?

Yes, MPD-2047 supersedes the MPD-2021. However, any plan approved under earlier Master Plans shall be deemed to have been approved under MPD-2047.

Q3. How can I know the land use, Use Premise and permitted Activity for my property?

Land use for referral purpose can be ascertained from the GIS-based Land Use Plan, available on the Portal. (Link:- https://dda.gov.in/sites/default/files/planning%20files/land_use_plan_for_delhi_2047.pdf)

In the already existing developed areas wherein development has been carried out through acquisition, use premise and permitted activities can be ascertained by referring to the approved Layout Plans.

To determine the land use and permissible activities for your property:

- A list of Land Use, Use Zones and Use Premises is available in MPD-2047 as Annexure 22.
- Identify the Use Zone from the Land Use Plan/ZDP;
- Identify the Use Premise from the approved Layout Plan/Site Plan (if any); and
- Refer Annexures 18–21 of MPD-2047 for permissible use premises and activities permitted.

Q4. Do all existing developments have to comply with the provisions of MPD-2047 immediately?

Plans approved prior to notification of MPD-2047 shall continue as per earlier norms. The new norms shall apply only when additional FAR is availed, wherever applicable, or when a revised plan is sanctioned.

Q5. What provisions have been made for redevelopment under different land uses?

MPD-2047 allows redevelopment at the plot level with following provisions:

- **General Eligibility:** The minimum plot area for redevelopment is 3,000 sqm. for Residential areas and 1,000 sqm. for Commercial, Industrial and Public & Semi-Public (PSP) areas, unless otherwise specified.
- **Residential Areas:** Redevelopment provisions have been made for Government and Employer Housing, Cooperative Group Housing Society (CGHS)/DDA Housing.

- **Commercial Areas:** Redevelopment is permitted for District Centres, Community Centres, Local Shopping Centres and Convenience Shopping Centres. Standalone cinema sites may also be redeveloped for commercial use.
- **Industrial Areas:** Provisions have been made for regeneration of plotted and flatted industrial areas.
- **Public & Semi-Public (PSP) Areas:** Redevelopment is permitted at both the scheme level and the individual plot level.
- **Special development areas** (Walled City, Walled City Extension, and Karol Bagh) - Heritage-sensitive regeneration and redevelopment under dedicated area-specific schemes is permitted.

The detailed mechanism and procedure for the redevelopment process shall be as per the Regulations to be notified.

Q6. Is redevelopment allowed on Residential plotted development?

Only reconstruction shall be allowed on all residential plots as per the prescribed FAR, unless otherwise specified. Redevelopment shall not be allowed.

Q7. What are the permissible activities in different use zones?

Permitted and non-permitted Use Premises/activities for each use zone are listed as:

- Annexure 22 – List of Land Use, Use Zone and Use Premise
- Annexure 18 - Residential: List of Use Premises permitted and Use Premises - not permitted
- Annexure 19 -Commercial: List of Use Premises permitted and Use Premises - not permitted
- Annexure 20 - Industrial: List of Use Premises permitted and Use Premises - not permitted
- Annexure 21 - Use Premises & Permissible Activities
- Annexure 08 - List of permissible activities in industrial areas
- Annexure 07 – Prohibited/Negative List of Industries

Q8. What are the new policies in the Master Plan for Delhi 2047?

Chapter 4 “Spatial Development Policies” introduces the following policies:

- **Land Pooling** - Private entity/ landowners will play an active role in development of land along with DDA through assembly of land, Town Planning Scheme or through any other models.
- **Transit-Oriented Development (TOD)** - High-density, mixed-use, inclusive zoning around transit corridors. Promotes affordable Housing having dwelling unit sizes of 60 sqm. carpet area.
- **High Density Corridor (HDC)** - Compact mixed-use development along the executed stretch of the Urban Extension Road-II. Provides opportunity for logistics and warehousing hubs.
- **Low Density Area (LDA)** – Allows low density development as per prescribed FAR in areas within the depth of one peripheral village revenue boundary along the border of NCTD and in 23 villages designated as LDRA as per

previous Plan, wherein Road Network Plan (RNP) shall be prepared by DDA. Allows agriculture and allied activities, warehouses along with Residential, Commercial, Institutional and Recreational use.

FAQs – Development Control Norms (DCN) for already existing developed areas

Q1. What is the permissible FAR, minimum plot area and ROW requirement for different land uses in the existing development area under MPD-2047?

The table below summarises the key FAR, minimum plot area and ROW norms for major use premises under different land uses.

Use Premise	Max. FAR	Min. Plot Area	ROW
Plotted Housing	200–350 (varies by plot size, refer Table 7.2 of MPD-47)	32 sqm.	-
Group Housing	200	3,000 sqm. (2,000 sqm. in Lal Dora/Extended Lal Dora)	18m
Studio Apartment	200	2000 sqm.	12 m
ARHC (Affordable Rental Housing Complex)	300	2000 sqm.	12m
Service Apartment	225	2,000 sqm.	18 m
Hostel	200	-	12 m
LSC (Local Shopping Centre)	150	3,000 sqm.	18 m
CSC (Convenience Shopping Centre)	150	1,000 sqm.	12 m
Hotel	325 (ROW below 30m) 375 (ROW 30m & above)	-	18 m
Warehouse/ godown	100–140 (varies by plot size, refer Table 8.9 of MPD-47)	-	12m –18 m (varies by plot size, refer Table 8.9 of MPD-47)
Industry - Plotted	200	-	09 m –30 m (varies by plot size, refer Table 9.2 of MPD-47)
Industry - Flatted	200	400 sqm.	09 m –30 m (varies by plot size, refer

			Table 9.2 of MPD-47)
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Detailed norms for the above use premises and the remaining use premises are provided under Part III of MPD-2047.

Q2. How much parking is required for a building?

Parking requirements are prescribed in terms of Equivalent Car Space (ECS) and vary depending on the use premise. Detailed parking norms are listed under Table 11.7 of MPD-2047.

Q3. Is amalgamation or subdivision/reconstitution of plots permitted ?

Amalgamation is permitted for residential plots only up to 64 sqm. and subdivision is not permitted. Amalgamation and/or subdivision of plots is also permitted for commercial, PSP and industrial uses. The amalgamation shall be subject to the provisions of MPD-2047 and payment of the prescribed charges, wherever applicable.

Q4. What is Transferable Development Rights (TDR) and where can it be used?

Transferable Development Rights (TDR) means an award specifying the extent of unutilised FAR on a plot/land that can be sold or utilised on an alternate site as specified by the Master Plan. Plot from where TDR originates shall be the 'Generating Site' and where it is utilised shall be the 'Receiving Site'.

Under MPD-2047, TDR may be generated from conservation/preservation of heritage buildings, regeneration of buildings in the walled city and in-situ slum rehabilitation schemes /projects. The generated TDR may be utilized only in the TDR receiving areas in the city as identified by DDA, from time to time. A dedicated single window portal shall be developed and maintained by DDA to facilitate TDR trading.

FAQs – Heritage, Culture & Public Spaces

Q1. What types of heritage assets are found in Delhi?

Delhi has World Heritage Sites, centrally protected monuments, state-protected monuments and heritage buildings notified by local bodies.

Q2. Can heritage buildings be repaired or renovated?

Yes. Heritage buildings may be repaired, restored, conserved or adaptively reused subject to the applicable provisions of MPD-2047 and the approval of the Competent Authority while preserving their heritage character.

Q3. What is adaptive reuse?

Adaptive reuse means giving a heritage building a new use as per the provisions of Clause 3.3.1(iii)(b) of MPD - 2047 while preserving its historical and architectural significance.

Q4. A heritage building can be used for what other purposes?

Adaptive reuse of heritage buildings for cultural centres, museums, boutique hotels, cafés, galleries, craft shops and other compatible uses are permitted, subject to the approval of the competent authority and preservation of the building's heritage value.

Q5. Can changes be made to the façade of a heritage building?

The façade and important architectural features must be preserved. Changes are allowed only if the heritage character is maintained.

Q6. Is there any incentive for the owners for conserving heritage buildings?

Yes. Heritage Transferable Development Rights (TDR) of 50 FAR may be granted to the respective as per applicable regulations.

Q7. What is a Cultural Precinct?

A Cultural Precinct is an area with a concentration of heritage assets and cultural activities.

Q8. What activities are allowed in Cultural Precincts?

Activities such as museums, libraries, art galleries, cafés, restaurants, guest houses and craft centres may be permitted.

FAQs – Land Pooling Policy

Q1. What is Land Pooling Policy of Delhi?

Land Pooling Policy is a new framework for urban development, wherein the private entity/ landowners will play an active role in development of land along with DDA through assembly of land, Town Planning Scheme or through any other models. Land owner/groups of land owners may participate for development of their land parcels as per prescribed norms and regulations.

Q2. What is the meaning of Consortium in Land Pooling Policy?

Consortium means a duly registered association having rights, duties & obligations in accordance with law, consisting of multiple landowners/ Developer Entities who have come together to pool land for unified planning, servicing and subdivision/share of the land or any other defined action for development of sectors under the Land Policy as per prescribed norms and guidelines.

Q3. Which areas will come under land pooling policy?

This policy is applicable in the areas of Planning Zones K-I, L, N, P-II, J (part) and part of P-I, notified as Development Area.

Q4. Who can participate in Land Pooling Policy?

Landowners with any size of land parcel falling in land pooling areas can register and participate as per the process specified in the Regulations. The land parcels being offered for pooling must be free from all encumbrances and the landowner shall have a valid and lawful ownership and physical possession of that land parcel.

Q5. What is the minimum land size to participate in Land Pooling?

Land parcels of any size can be brought under pooling, provided they fall in the area notified by the DDA/Government under Land Pooling Policy.

Q6. What are the areas excluded under land pooling policy?

Land Pooling Policy is applicable in areas of Planning Zones K-I, L, N, P-II, J (part) and part of P-I (unacquired land), notified as Development Area, excluding the land/villages which are notified under Low Density Area (LDA), land under identified unauthorized colonies, Lal Dora areas (abadi) & notified extended Lal Dora of villages, Environmentally sensitive areas such as land under natural drains, natural water bodies, heritage sites, Lands under the ownership of government or under any government scheme, Non-conforming industrial clusters and non-conforming godowns clusters notified by the government from time to time, etc.

Q7. What development model shall be applicable in the land pooling areas?

Preparation of schemes in the land pooling areas shall be taken up by adopting any of the following development models:

- (a) Development through assembly of land by group of land owners.
- (b) Development through Town Planning Schemes for the areas as identified by DDA.
- (c) Development through any other development model to be stipulated in the Regulations.

Q8. What is Town Planning Scheme in land pooling area?

Town Planning Scheme means a planning scheme prepared for the integrated development or redevelopment of a designated area through the pooling of land held under multiple ownerships, followed by the reconstitution and redistribution of plots after deducting land required for road network, infrastructure, public purposes and community facilities, thereby enabling planned urban development and equitable sharing of costs and benefits among stakeholders.

Q9. Who will prepare schemes in the delineated areas under land pooling?

DDA will prepare the land Pooling Schemes identified on the basis of the road network, physical features etc. specifying the location of land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of land available for development by the Consortium.

Q10. What will be minimum scheme size?

The minimum area for each scheme shall not be less than 20 Ha, in case of land being developed through assembly of land by group of land owners.

Q11. What type of charges are to be paid by the landowners?

The cost of the development shall be calculated for the entire scheme and recovered as Development Charges (DC) from the land owners. DDA/ service providing agencies shall support the development of infrastructure against payment of development charges and other applicable charges as specified in the Regulations.

Q12. What is the criteria for eligibility of the scheme in case of development through assembly of land by group of land owners?

In case of assembly of land by group of land owners having contiguous land parcels of more than 20 Ha, they can approach DDA for notification of such area as a scheme for development.

Q13. What percentage of Land shall be retained by the land owners?

The Land Use distribution shall be as per the development model of the Land Pooling Scheme. As per the present development model for assembly of land by

group of landowner, a maximum of 60% of pooled land in every scheme shall be available to land owners for development and remaining 40% land is to be surrendered to DDA for development of city level commercial & services (Recreational, PSP, Roads & Circulation), and saleable component.

Q14. How Road Network Plan (RNP) in the land pooling area will be developed?

Road Network Plans (RNP) for 30m ROW and above have been indicated for land pooling areas. DDA shall notify and undertake development of these roads in phased manner. Land for the roads and infrastructure shall be made available either through pooling of land or through other development models.

Q15. What will be the FAR applicable in the Scheme area?

The FAR of each plot (except utilities & recreation) within a scheme shall be 200.

Q16. What types of activities shall be allowed in land pooling areas?

The development in land pooling areas shall be based on inclusive zoning with mix of activities such as Residential, Commercial, Public & Semi-Public, Industrial etc. based on the approved scheme/ as prescribed in the Regulations.

Q17. How the grievances among the landowners/ DEs/ service providing agency will be resolved/ redressed?

Grievance redressal mechanism to resolve all disputes emerging from the implementation of the policy shall be defined in the Regulations.

Q18. I have built-up structure on my land for which the plan is approved / sanctioned by the Govt. agencies. If I do not participate in land pooling what else can I use my land for?

The earlier sanctioned built-up structure in Land Pooling area can continue to exist as per the policy. However, if land is required for effecting policy or for infrastructure, the same will be dealt as per Land Pooling Policy. No further development will be allowed on such lands except through land policy in the land pooling areas.

FAQs - Transit Oriented Development (TOD) Policy

Q1. What is TOD Zone?

TOD Zone is the area falling under 500m wide corridor on either side of centreline of the existing and planned/approved Metro Corridors/Routes and the area under 500m radius node of regional and interstate mass transit stations such as Regional Rapid Transit System (RRTS)/Railway Stations/ High Speed Rail (HSR) etc.

Q2. Where is the TOD Policy applicable?

The TOD Policy shall only be applicable in the TOD Zone except for the areas as specified under the Policy or as notified by DDA from time to time.

Q3. What is the eligibility criteria?

- i. Minimum plot area of 2000 sqm. accessible from an existing road having a minimum ROW of 18m or proposed continuous 18 m ROW road from any existing road of 18 m (or more) ROW.
- ii. Falling fully or partly (at least 50% of the plot area) within the TOD Zone. In case of PSP plots, the TOD Plot shall fall entirely (100%) within the TOD Zone.
- iii. The Policy provisions are applicable on Residential, Commercial, Industrial, Government, Transportation and PSP land use only.

Q4. In case there is no existing 18 m ROW road, how can a TOD Scheme be considered?

- i. In case existing approach road of 18m ROW is not available, TOD Schemes may be considered based on proposed continuous 18 m ROW road, from any existing road of 18 m (or more) ROW.
- ii. For such roads, additional land required for road widening is to be kept reserved out of the TOD Scheme area.
- iii. FAR benefits shall be provided for the portion of land surrendered to local body for such road widening/public facility.

Q5. Will TOD projects provide dedicated pedestrian connectivity to transit stations?

Yes. Proponents of TOD projects may, at their option, provide an underground or elevated pedestrian walkway exclusively connecting the project site to the transit station to enhance walkability. Plazas shall be provided as part of transit station projects at ground, concourse or elevated levels to facilitate public movement and act as spill over areas.

Q6. Is participation in TOD policy mandatory? What shall happen to the plots falling in TOD Zone but not willing to participate in TOD?

No, participation in TOD Policy is voluntary. Plot owners not willing to participate in TOD policy may continue with the existing use as per Master Plan Provisions.

Q7. Is amalgamation & reconstitution of plots allowed in TOD Zone?

Yes, Amalgamation & reconstitution of the existing plots is allowed in TOD Zone. However,

- i. In case any Public Road affecting access to any other plot falls within the amalgamated Plot, the same shall be maintained or new alternate road should be developed along with the realignment of existing services. Additional road shall be provided to improve the overall circulation pattern in the area, if required.
- ii. Land under existing service lanes/ public roads/ public drains/ public parks, etc. shall not be considered for computation of FAR, ground coverage and scheme area.

Q8. What is the permissible FAR under the Policy?

- i. Base FAR shall be 400 subject to payment of TOD charges.
- ii. Maximum permissible FAR shall be 500 subject to payment of Additional FAR Charges in addition to payment of TOD charges.

Q9. Is there any provision for relaxation of base FAR of 400 under TOD Policy.?

Yes, TOD Committee may allow relaxation in base FAR for TOD Plots (except on private land), which are not able to utilise the same due to height restrictions, even after relaxation in ground coverage or where relaxation in ground coverage is not feasible due to other site level constraints.

Q10. What kind of development is allowed under TOD Policy?

The permissible mix of uses are as follows:

- i. Minimum 65%: For Residential use of Dwelling Unit size less than 60 sqm. of carpet area including Guest House/Studio Apartments.
- ii. Minimum 10%: For local level commercial, facilities and social amenities, as mentioned in the Master Plan.
- iii. Remaining 25%: May be used for residential use of Dwelling Units of any size for Office /Guest House/Studio Apartments.
- iv. Separate entry/exits and service cores shall be provided as required, in buildings with vertical mix of residential and non-residential uses, complying with statutory requirements.

Q11. Can TOD benefits be availed for PSP Plots?

PSP plots falling entirely within the TOD Zone shall be permitted to apply as stand-alone TOD Schemes. The FAR for such plots shall be entirely utilised for PSP use in the TOD Scheme and no mix of use shall be applicable to such sites.

Q12. Is any relaxation in ground coverage allowed under the TOD Policy?

Relaxations in ground coverage may be allowed by the TOD Committee for TOD Schemes that are not able to utilise the permissible FAR due to height restrictions, without compromising on the fire and safety norms and the area to be maintained as Green Spaces.

Q13. What is the maximum ground coverage permissible for a TOD Plot?

Maximum permissible ground coverage is 40%.

Q14. What is the Parking Provisions for TOD Projects?

TOD Plot shall provide 1 Equivalent Car Space (ECS) per 100 sqm. of FAR area.

Q15. Whether TOD Projects shall be allowed along proposed/ under construction Metro Corridors/Routes and regional and interstate mass transit stations?

- i. When new Metro Corridors/Routes and regional and interstate mass transit stations such as Regional Rapid Transit System (RRTS)/Railway Stations/ High Speed Rail (HSR) etc. are made operational/planned/approved, the same shall be automatically considered under TOD.
- ii. However, the approval of TOD Schemes in such cases shall commence with the initiation of the construction of the same.

Q16. What is the approval process for TOD Projects?

The following is the approval process for TOD Projects:

- Step 1: The TOD Plot details shall be submitted for consideration of TOD Committee through Online Building Permit System (OBPS) of DDA.
- Step 2: Thereafter, building plans for the TOD Projects sanctioned by the TOD Committee are to be submitted through OBPS for approval by DDA.

Q17. What are the applicable charges?

- i. The DE shall pay TOD charges for the Base FAR of 400, at a uniform rate of ₹10,000 per sqm of FAR area on TOD plot. FAR beyond 400 shall be permissible only after payment of Additional FAR Charges to DDA at 20% of the prevailing Circle Rates.
- ii. The charges shall be deposited through the OBPS after the sanction of TOD Plot by TOD Committee.

Q18. Can there be any relaxation in TOD Charges?

Relaxations in TOD charges may be allowed for TOD Plots on a pro-rata basis corresponding to the FAR achieved in the TOD project, where relaxation in FAR has been allowed by TOD Committee.

Q19. What is the process for grievance redressal under the TOD Policy?

Grievances related to approval of TOD Schemes and execution of infrastructure works shall be submitted to the TOD Committee.

FAQs on High Density Corridor (HDC) Policy

Q1. What is a High Density Corridor (HDC) Zone?

The HDC Zone is an area comprising of compact, mixed-use, and high-density development, falling under 250-meter-wide corridor on either side from the edge of the ROW of the Urban Extension Road (UER)- II (subject to the availability of secondary service road along the executed stretch of UER- II) in the areas of Planning Zones K-I, L, N, P-I and P-II

Q2. Is participation in the HDC Policy mandatory for landowners? What happens if a landowner chooses not to participate in the HDC Policy?

No, participation in the HDC Policy is completely voluntary. For plots that do not wish to participate, the prevailing policies of the Master Plan will continue to apply.

Q3. What are the benefit of participating in HDC policy?

FAR benefits shall be provided to HDC Plots, for the portion of land surrendered to DDA beyond the maximum limit of land deductions of 50%, for provision of road widening/public facility. This shall be allowed with the approval of the Committee mentioned in the Policy for Final HDC Plots.

Q4. What qualifies as an "HDC Plot"?

An HDC Plot is a final eligible plot with a minimum area of 4,000 sqm., obtained after surrendering 50% land from an original plot of at least 8,000 sqm.

Q5. What is the minimum plot size requirement to enter the scheme?

The original plot must have a minimum area of 8,000 sqm, and the resulting final HDC plot must be at least 4,000 sqm. after land deductions.

Q6. Can a plot partly fall within the HDC Zone?

Yes, the HDC Plot may fully or partly fall within the HDC Zone (at least 75% of the plot area) and form part of the notified Road Network Plan (RNP) for the Land Pooling Area.

Q7. What is Road Network Plan (RNP)?

RNP will include the provision of new roads, widening of the Right of Way (ROW) of existing roads, along with the upgradation of road infrastructure (including pedestrianization and Non-Motorized Transport (NMT)) and essential infrastructure and services required to support the high-density development envisaged in the HDC Zone.

Q8. Who will prepare RNP for HDC Zones?

DDA will prepare RNP for HDC Zones.

Q9. What road access is required for an HDC Plot?

The HDC Plot must be directly accessible from a road with a minimum Right of Way (ROW) of 18 meters.

Q10. Can the HDC Policy apply to future stretches of roads?

Yes, the policy is designed to be applicable to future stretches of UERs as envisioned in the Master Plan when they are executed.

Q11. Is amalgamation and reconstitution of existing plots permitted?

Yes, amalgamation and reconstitution of existing plots are allowed within the HDC Zone, provided they meet access and road criteria.

Q12. What land uses are permissible on an HDC Plot?

Development can include Residential, Commercial, Public/Semi-Public (PSP), and Warehousing/Logistics uses as per approved norms.

Q13. What is the maximum permissible FAR for Residential, Commercial, and PSP uses?

The maximum permissible FAR for Residential, Commercial, and PSP uses is 400.

Q14. What is the maximum permissible FAR for Warehousing and Logistics uses?

Warehousing and logistic nodes along Master Plan roads connecting with UER-II have a maximum permissible FAR of 120.

Q15. Is affordable housing mandatory in HDC developments?

Yes, 20% of the permissible FAR must be utilized for affordable housing with dwelling units under 60 sqm. carpet area for Residential, Commercial, and PSP uses.

Q16. What are the ground coverage limits for different uses?

Maximum ground coverage is 40% for Residential, Commercial, and PSP uses, and 70% for Warehousing and Logistics uses.

Q17. Is relaxation in Ground Coverage provided?

Relaxations in ground coverage for HDC Projects that are not able to utilise the permissible FAR due to height restrictions may be allowed by the TOD Committee, without compromising fire and safety norms, the area to be maintained under Green Spaces, and the area required for parking, loading and unloading in case of HDC Plots earmarked for Warehousing and Logistics.

Q18. What are the green space requirements for HDC plots?

A minimum of 15% of the total plot area must be developed as green area.

Q19. What are the parking requirements?

Residential, Commercial, and PSP uses require 2 Equivalent Car Spaces (ECS) per 100 sqm of FAR area, while Warehousing and Logistics require 1 ECS per 100 sqm. of FAR area alongside on-plot loading/unloading facilities.

Q20. Are vertical mixes of uses allowed in buildings?

Yes, vertical mixing of uses is allowed (except in warehousing/logistics plots) provided separate entries, exits, and service cores are implemented for residential and non-residential portions.

Q21. Who will pay HDC Charges?

The land owners will pay any applicable HDC Charges.

Q22. Who is the nodal authority for implementing the policy and approving projects?

The Delhi Development Authority (DDA) is the nodal authority for preparing the Road Network Plan (RNP) and approving HDC projects.

Q23. How are building plans and project proposals submitted?

Proposals must be submitted through the Online Building Permit System (OBPS) portal of DDA.

Q24. Which committee is responsible for sanctioning HDC plots?

The TOD Committee, set up under the TOD Policy, acts as the sanctioning committee for HDC plots.

Q25. What is the timeline for project approval?

The maximum time limit for approval is 60 days from the date a complete proposal is submitted through the OBPS portal.

Q26. What are HDC Charges and how are they used?

HDC Charges are deposited by landowners through the OBPS portal and are managed by DDA in an Escrow account dedicated to area improvement and infrastructure augmentation.

Q27. Who handles grievances related to HDC projects or infrastructure works?

Grievances can be submitted to the designated Committee for resolution by DDA and other relevant service-providing agencies.

FAQs on LDA

Q1. What is LDA under MPD-2047, and where does it apply?

Low Density Area (LDA) in MPD-2047 comprises areas within the depth of one peripheral village revenue boundary along border of NCTD and LDRAs identified under the previous Master Plan (listed in Annexure-17 of MPD - 2047). It is characterised by low-intensity development and open spaces.

Q2. Where do LDA provisions NOT apply?

The areas where the provisions of the LDA shall not be applicable are listed under Clause 4.1 (ii) of MPD-2047.

Q3. What are the permissible FAR, ground coverage and height for a Low Density Plot?

The Development Control Norms applicable to each Use Premise within the LDA are as follows:

USE PREMISE	MINIMUM PLOT AREA	DC NORMS
Residential	10,000 sq.m	• FAR – 10 • Ground Coverage – Max. 15% • Height – Max. 10 m • Min. RoW – 18 m
PSP/Institutional	10,000 sq.m	• FAR – 120 • Ground Coverage – 40% • Height – Max. 18 m • Min. RoW – 18 m
Recreational / Socio-Cultural	10,000 sq.m	• FAR – 30 • Ground Coverage – 20% • Height – Max. 15 m • Min. RoW – 18 m
Godowns / Warehouse	10,000 sq.m	• FAR – 100 • Ground Coverage – 70% • Height – Max. 12 m • Min. RoW – 18 m
Commercial / Logistics Hubs	10,000 sq.m	• FAR – 60 • Ground Coverage – 30% • Height – Max. 15 m • Min. RoW – 18 m

Q4. What activities besides residential use are permitted on plots in Low Density Area?

The activities permitted under each Use Premise within the LDA are listed in Table 4.4.1 of MPD-2047.

Q5. What is the minimum green area requirement for plots under Residential Use Premises?

A minimum of 50% of the total plot area shall be maintained as green area. At least 30% of the total plot area forming part of such green area shall be under tree canopy cover.

Q6. Is subdivision of land permitted, and what are the conditions?

Yes. For subdivision of land for plots above 10,000 sqm, an internal road of minimum 12 m width may be planned as a feeder to the subdivided plots. Such plots shall receive FAR and Ground Coverage benefits proportionate to the land surrendered for planning of the internal roads.

Q7. What happens to existing sanctioned constructions on private land after notification of the Plan?

Existing sanctioned constructions on private land, sanctioned up to the date of notification of the Plan, shall continue under the earlier sanctioned norms. Any building or property opting for reconstruction or redevelopment shall comply with the provisions given in Clause 4.4.3 of MPD-2047.

Q8. What happens if an existing plot abuts a road having a ROW less than the prescribed minimum width?

All landowners along the street shall contribute the requisite land to fulfil the prescribed access conditions. FAR and Ground Coverage of the original plot area can be consumed on the remaining plot as a reciprocal measure.

Q9. Can existing constructions be regularised?

Yes. Existing constructions may be eligible for regularisation, subject to fulfilment of all norms laid down under Clause 4.4.3 of MPD-2047 and payment of applicable penalty and other requisite charges.

FAQs - Slum and JJ Clusters

Q1. What is In-situ Slum Rehabilitation (ISR)?

In-situ Slum Rehabilitation (ISR) is a process of redeveloping eligible slum and JJ (Jhuggi Jhopri) clusters at or near their existing location to provide better housing and essential services to the eligible beneficiaries.

Q2. How can I know if I am eligible for Rehabilitation?

If the Slum/JJ site fulfils all the criteria mentioned in the policy, the cluster may be considered eligible for ISR. However, the proposal for taking up ISR will be declared separately by the Government/concerned Agency from time to time. Eligible beneficiaries (families entitled to a new home) will be identified before the ISR project begins.

Q3. Who will develop the project?

ISR projects will be built on Public-Private Partnership (PPP) basis — a private developer will build and fund the project, and in return, will be permitted to build and sell additional housing or commercial space (called the 'remunerative component') alongside the free rehabilitation housing.

Q4. What norms will be applicable on the ISR Project?

The rehabilitation plot area shall not be less than 40% of the total plot area; the remaining area may be used for the remunerative component. The maximum FAR is 500 and the minimum RoW is 9 m. There is no restriction on Height and Ground Coverage, but mandatory setbacks must be adhered to.

Q5. What will be the size of my house after Rehabilitation?

Each rehabilitation dwelling unit will have a minimum carpet area of 25 sqm.

Q6. What all facilities be provided in Rehabilitation Component of the ISR Projects?

ISR projects will provide facilities like community halls, anganwadis, healthcare facilities, schools, shops, and open spaces in Rehabilitation Component of the ISR Project.