

(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
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Chapter 4.0 SHELTER

1. 4.2.2.2 Traditional Inner City and Unplanned Areas – B. Unauthorised / Regularised Unauthorised Colonies

(i)	Physical: Plans for provision of services shall be prepared by the concerned local bodies.	“Deleted”
(ii)	Social: For provision of social facilities, reduced space standards shall be adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together. a)..... to d).....	

S. No.	Existing provisions- MPD 2021	Proposed Amendments- MPD 2021
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2. 4.2.2.3 Development Control Norms for Unauthorised Colonies

These Development Control Norms shall be applicable to Unauthorised Colonies (UCs) covered under 'National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies)' Regulations, 2019 notified on 29.10.2019. The basis for formulating these norms are derived from following concerns:

- (i) A large number of residents are living in rental accommodation in the UCs, therefore the norms to be formulated by DDA for provision of continued affordable rental housing.
- (ii) The UCs require provision of adequate infrastructure and services for which differentiated norms are derived to improve the quality of built environment.
- (iii) The basic objective is to upgrade the area and improve the existing physical and socio-economic conditions in the following ways:
 - a) Regeneration scheme-by incentivizing amalgamation of plots and ensuring participation of the inhabitants as defined in Para 4.2.2.3A.
 - b) By regularization of existing colonies that meet certain minimum planning requirements as defined in Para 4.2.2.3B.

A. Regeneration Scheme

- (i) UC Regeneration Scheme shall be prepared by a Developer Entity (DE) or Constituent land owners/ residents or RWAs, through legally enforceable agreement.
- (ii) DE/ Constituent land owners/residents RWAs should get the Layout and Services Plan prepared in consultation with the concerned authority for approval.
- (iii) The approval shall be at the following two stages:
 - a) Planning permission by DE or Constituent land/ owners/residents or RWAs for Regeneration Scheme for UC/ part UC
 - b) Individual plans/ layouts for building sanctions as per UBBL provisions.
- (iv) The access to the site has to be from minimum 12m RoW along 25% of the perimeter of the Scheme. In case the condition of access is not fulfilled, 12m ROW on at least one side of the scheme shall be provided in the layout plan, for which land shall be given by the Developer Entity.
- (v) Amalgamation and reconstitution of plots shall be permitted for preparing and implementing UC Regeneration Schemes as consolidated land area in following levels:
 - a) Level 1: 2,000- 3,000 sq.m.
 - b) Level 2: 3,000 - 5,000 sq.m.
 - c) Level 3: 5,000 - 10,000 sq.m.
 - d) Level 4: More than 10,000 sq.m.
- (vi) All UC Regeneration Schemes shall provide setbacks for widening or development of roads as per Para 4.2.2.3 A sub para (iv) to fulfil the access conditions for neighbouring UC(s).
- (vii) Regular shape and boundary to be maintained to the extent possible to facilitate regeneration in surrounding areas. Additional area may be included within the scheme as per Para 4.2.2.3A sub para (viii).
- a) Amalgamation of plots along a road shall be permitted for the individual plots of minimum 50 sq.m. or more.
- b) Two or more adjoining UCs/ part UCs may be brought under a single UC Regeneration Scheme.
- (viii) UC Regeneration Scheme may also include additional area outside the boundary of the UC if the land/ property owners on both sides agree to plan in an integrated manner. This additional area shall not be more than 25% of the scheme area and MPD norms shall apply on additional area falling outside the UC.
- (ix) Public areas such as roads, open spaces, drains, etc. may be included in Level 3 & 4 for integrated planning. The area under public facilities shall not be considered for computation of permissible FAR and ground coverage.

- a) The integrated layout shall provide equal or more area under roads and open spaces.
- b) The equivalent area of existing network roads, streets, parks, drains and Government land shall be retained and returned.
- c) The public areas shall be handed over to the concerned public agency and remain open to public.
- d) Existing trees to be retained to the extent possible.
- (x) FAR for a UC Regeneration Scheme shall be calculated as follows:

Area of plot (sq.m.)	Permissible FAR*
Up to 175	350
175 up to 250	300
250 up to 750	250
750 up to 1500	225
1500 and above	200

Area of plot (sq.m.)	Permissible FAR*
Up to 175	350
175 up to 250	300
250 up to 750	250
750 up to 1500	225
1500 and above	200

*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.

b) Permissible Scheme level FAR (excluding Amenities FAR as per Para 4.2.2.3 A sub para (xii)) shall be the sum of FARs of all constituent land parcels as per Para 4.2.2.3 A sub para (x) a).

(xi) Applicable charges:

- a) Charges for FAR over and above 200 for the individual plot shall be applicable as prescribed by Government from time to time.
- b) Minimum 5% and maximum 15% of the permissible FAR shall be for local level commercial and PSP facilities. No charges shall be applicable for FAR under social infrastructure under Amenities FAR as stated in Para 4.2.2.3 A sub para (xii).
- c) The trunk infrastructure charges shall be payable by DE or Constituent Land/ property owner or RWA to the service providing agency.

(xii) Amenities FAR over and above the permissible shall be permitted for creating additional PSP facilities as follows:

Level of UC Regeneration Scheme	Available Amenities FAR	Regulating conditions for use of Amenities FAR
Level 1	20	Secondary schools and city-level facilities shall not be permitted.
Level 2	30	
Level 3	40	All PSP uses permitted, provided that open space requirements are met. Separate entry/exit and service cores shall be provided for city-level facilities.
Level 4	50	

(xii) The following norms shall be applicable for various levels of UC Regeneration Schemes:

Parameter	Level 1	Level 2	Level 3	Level 4
Ground coverage	Up to 50%	Up to 50%	Up to 40%	Up to 40%
Minimum Setback as per edge condition*	2.0 m -12m ROW and above 4.5m - less than 12m ROW 6.0 m - adjoining existing built-up			
Public space**	10% as a single plot	10% as a single plot	10% as plot for public purpose including at least one plot of 500 sq.m.	10% as plot for public purpose including at least one plot of 1,000 sq.m.
Parking	For residential: 1.0 ECS/100 sq. m. For PSP and commercial: 1.0 ECS/100 sq. m. For Schemes falling within influence zones of notified TOD nodes: 1.0 ECS/100 sq. m.			
Land for PSP facilities***	-	5% to 15% based on the existing infrastructure already available within a radius of 1 to 3 km.		

*Setbacks shall be kept hindrance free at all times and be made available for road widening/construction as and when required.

**shall have access from minimum RoW of 9m and shall be transferred to the local body. Local body may utilize such public space for provision of parks, plazas or installation of utilities as per requirement.

***shall be provided as one consolidated land parcel with access from minimum RoW of 9m and shall be transferred to the local body. Local body may utilize the land for provision of schools or multi-facility centres (including healthcare facilities, community halls, basti vikas kendras, police posts, child-care centres, early learning centres, small-scale non-polluting economic activities, community green-waste recycling, dhalaos or material recovery centres, informal markets, etc.)

(xiv) The norms for social infrastructure based on reduced space standards shall be as follows:

Facility*	Facilities built on separate plots			Facilities provided through vertical mixing	
	Minimum Plot Area (sq. m.)	FAR	Ground Coverage (%)	Minimum built up area (sq. m.)	Additional conditions
Primary School	800	120	30	960	Open space requirements to be met
Sr. Secondary School	2000	150	35	3000	Open space requirements to be met
Any other local facility	500-1000 in the form of Multi-Facility Centres	120	30	1200	Health facilities with a maximum of 50 bedded facility (@60 sq. m./bed)

*City-level facilities being developed in larger UC Regeneration Schemes shall follow MPD norms.

(xv) In Level 4 UC Regeneration Scheme, blocks of minimum 3,000 sq.m. area may be permitted for implementation purpose after approval of the scheme.

B. Regularisation of Existing Unauthorised Colonies

(i) UCs that fulfil the minimum conditions set out in Para 4.2.2.3 B will have the option of getting their existing Layout Plans regularized, thereafter individual land/ property owners may proceed for building plan sanction.

(ii) The Layout plans of existing /part UCs shall be considered after fulfillment of following norms:

a) Minimum 12m ROW along 25% of the perimeter.

b) All plots shall be within 30m distance of an existing/ proposed 9m ROW (with 6m metalled) for access of fire-tenders.

c) All plots shall be within 500m distance of open evacuation spaces. Plots/ Community land to be identified for facilities such as material recovery facilities, composting facilities, electric sub-stations, public/stack parking, etc.

d) Primary health facilities shall be located within a distance of 3 km and primary education facilities within a distance of 1 km.

(iii) Other general conditions for regeneration and regularisation of UC shall be after fulfillment of following criteria:

a) The DE/ Constituent land owners/ residents/ RWA shall apply to the concerned agencies for provision/ improvement of trunk infrastructure and services, including laying/ augmenting trunk water supply lines, laying/ augmenting trunk sewerage network, decluttering of overhead electric cables and laying of gas pipelines (if feasible).

b) Concerned agencies shall provide/ augment trunk infrastructure and collect any charges or fees as required for the same and the DE will bring NOC from the concerned agency to this effect.

c) The internal Development shall be done by the DE/ Constituent land owners/ residents or RWA.

d) Completion to Layout plan for UC shall be given after all required infrastructure has been developed and operationalized.

(iv) The plot-level building plan sanctions shall be submitted to the concerned local body once the completion of layout plan is granted.

a) Building plan sanctions may be sought for existing buildings or for reconstruction on individual/ amalgamated plots or vacant plots if any.

b) Building plan sanctions shall be given only to those buildings that are built/ designed as per MPD norms.

c) Sanctions shall only be provided if structural safety audit has been conducted through an authorized structural engineering firm and due approval of the agency has been obtained. DDA shall provide an empanelled list of structural engineering firms for this purpose.

d) During the building plan sanction process, building owners shall mandatorily apply for individual metered water supply and power connections (if not already obtained). Septic tank facilities shall be installed or a sewerage connection shall be obtained and it shall be ensured that no sewage is disposed from the building into storm water drains.

(v) The land use of all approved plots shall be 'Residential'. However, to ensure provision of local level facilities within such UCs, the following shall be permitted:

a) Plots measuring 100 sq.m. or more and with access from minimum 9m RoW road shall be permitted to utilize up to 100% of the residential FAR for providing social infrastructure as per the norms for vertical mixing given in Para 4.2.2.3 A sub para (xiv).

b) Commercial component up to 5% of permissible FAR shall be permitted on plots with access from minimum 9m RoW road (6 m metalled).

c) Reconstruction on individual/ amalgamated plots shall be permitted for provision of local level commercial and social facilities.

3. 4.2.3.4 (xii) Norms for Social infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.

4.2.3.4 (xii) Norms for Social infrastructure shall be as per 4.2.2.3 A. sub para (xiv).

3.2 (ix) Reduced space standards may be adopted for community facilities /social infrastructure for the areas mentioned in 4.2.2.2 B sub para (ii) 'social'.

3.2 (ix) Reduced space standards may be adopted for community facilities/social infrastructure for the areas mentioned in 4.2.2.3 A. sub para (xiv).

The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the office of Dy. Dir. (Plg.) Mater Plan Section, DDA, 6th floor, Vikas Minar, I.P. Estate, 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. <https://dda.org.in/ddaweb/MPD2021.aspx>

Sd./- (D. Sarkar)
Commissioner-cum-Secretary
Delhi Development Authority

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Please Visit DDA's website - www.dda.org.in or dial Toll free No. 1800-110332

File no.F.22(02)/2019-MP

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Place : New Delhi