



(MASTER PLAN SECTION)

PUBLIC NOTICE

Delhi Development Authority/Central Government has proposed '**Green Development Area Policy**'. The proposed Green Development Area Policy is hereby put up in public domain for inviting objections / suggestions. Any person having any objections/ suggestions with respect to the proposed modifications, may send the same 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 observations/ views / suggestions should also give his/her Name, Address and Telephone/ Contact Number(s)/ Email IDs, which should be readable.

The text of draft policy shall also be available for reference at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above. The text indicating the proposed modifications is also available on the following link i.e. <https://119.226.139.196/ddaweb/MPD2021.aspx>.

sd/-

(Rajiv Gandhi)

File No: F.20(01)2021/MP

Dated: 24.02.2021

Place: New Delhi

Commissioner-cum-Secretary,
Delhi Development Authority

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

PUBLIC NOTICE

The following modifications which the Delhi Development Authority/Central Government has proposed to make to the Master Plan-2021 under Section 11-A of DD Act 1957, are hereby published for public information. Any person having any objections/ suggestions with respect to the proposed modifications may send the objections/ suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of **Forty Five (45) days** from the date of this Public Notice. The person making the objections or suggestions should also give his/her name, address, telephone / contact number and e-mail ID which should be legible.

Proposed Policy:

GREEN DEVELOPMENT AREA POLICY

1. BACKGROUND:

- 1.1. The Green Development Area Policy provides an integrated framework for development in the following areas of Delhi:
- 1.2. Green Belt –Agricultural land along the border of NCT of Delhi upto a depth of one peripheral revenue village boundary, wherever possible.
- 1.3 Low-Density Residential Area (LDRA) – Area under 23 identified villages falling in Urban Extension having concentration of farmhouses termed as Low-Density Residential Plots or LDRPs
- 1.4 The Policy will encourage 'green development', which shall be characterised by prescribed FAR, large wooded and landscaped areas, to:
 - 1.4.1 foster city-level hubs for green living and recreation, create green jobs and economies,
 - 1.4.2 encourage production of food and other natural produce to improve food security and meet horticultural needs.
 - 1.4.3 create a regional environmental buffer, reduce impacts of air and noise pollution, urban heating, improve predictability of rainfall and combat threat of desertification.

2 DEFINITION OF KEY TERMS

2.1 Green Development Area (GDA):area earmarked by DDA for green development

2.2 Integrated GDA Plan (IGP):A plan showing major transportation corridors, utilities and recreational areas required at city level covering the entire GDA, with no predefined land uses.

2.3 Green Development Scheme: Development Proposals/ schemes/ applications submitted by landowners for approval on their lands falling in Green Development Area.

2.4 Mandatory Wooded Area: Area covered with indigenous species of trees and forest shrubs requiring less water. A part of natural unlined water bodies to be maintained as part of Green Development Schemes.

3 GUIDING PRINCIPLES:

3.1 The extent boundary of GDA may vary based on actual delineation on ground.

- 3.2** All existing and future development shall be governed by the provisions of GDA, replacing any earlier provisions for Green Belt, LDRA including LDRP's.
- 3.3** Provide a comprehensive framework defining permissible uses, activities / mix of activities and FAR for proposed uses / activities / mix of activities for green development. Mixing of these uses/ activities shall be permitted.
- 3.4** Provide environmentally sustainable development options to enable the land owners to achieve the economic value of lands.
- 3.5** Provide connectivity and infrastructure for physical and functional integration of the areas within and around GDA.
- 3.6** The activities permitted within GDA, shall be with the prescribed FAR and Mandatory Wooded Area.
- 3.7** Three grades of green development shall be permitted in the GDA as per Clause 4.1
- 3.8** Development of land within the GDA shall take place through private initiative on individual plots or larger scheme areas pooled by constituent land owners.
- 3.9** Trunk Infrastructure shall be developed through the following:
- 3.9.1** DDA/ Service Providing Agencies (SPA) can develop infrastructure against payment of EDC by landowners.
- 3.9.2** Private entity can develop infrastructure on the basis of plan approved by DDA/Service Providing Agencies (SPA).

4 APPLICABLE NORMS

- 4.1** The following grades of development shall be permitted:

TABLE 1

	Grade - 1	Grade - 2	Grade - 3
A. Permissibility			
1. Minimum Land Area	min. 600 sq.mt.	4000 sq.mt.	10,000 sq.mt.
2. Minimum Access Road	6m ROW	Plot must be accessible from 12m RoW, of a continuous length equivalent to at least 25% of the perimeter of the plot	Plot must be accessible from minimum 30m RoW, of a continuous length equivalent to at least 25% of the perimeter of the plot
3. Green Rating*	Not required	Entire scheme shall meet minimum Green Ratings of GRIHA 3 star or equivalent	Entire scheme shall meet minimum Green Ratings of GRIHA 3 star or equivalent
4. Activities Permitted	<ul style="list-style-type: none"> • Agriculture, Horticulture, Floriculture, Forestry • Smriti vans, Burial Grounds, Cemeteries and Crematoriums • Composting facility • Natural wastewater treatment facility • Solar fields and 	<ul style="list-style-type: none"> • Farmhouses • Open air markets (e.g. farmers' market, handicraft or used goods markets) • Zoological parks and Aviaries • Sports facilities • Primary and secondary education facilities 	<ul style="list-style-type: none"> • Higher education campuses (including vocational training) • Non-polluting work centres like cyber and knowledge industry, Research & Development, • Agro processing and packaging,

	other renewable energy installations	<ul style="list-style-type: none"> Healthcare facilities (including veterinary facilities) Resorts and clubs Storage facilities, showrooms and repair workshops/ service centres to be permitted on 18m Row and above. Green Houses All Grade 1 uses permitted with FAR as prescribed under grade 1 	<ul style="list-style-type: none"> cold storage Green Houses Convention and exhibition centres Concert Spaces, stadiums, cultural performance spaces, museums, art galleries Amusement parks (except water parks that will not be permitted within GDA). All Grade 1 & 2 uses permitted with FAR as prescribed under grade 1
B. Development Control Norms			
1. Permissible FAR	FAR: 5 (with minimum 30 sq.mt. and maximum 200 sq.mt. of built up area on any size of land)	FAR: 20 (with additional purchasable FAR of 10)	FAR: 60 (with additional purchasable FAR of 20)
2. Maximum Ground Coverage	5%	10%	20%
3. Mandatory Wooded Area	No requirement	15% of plot area	45% of plot area
4. Setbacks**	3m setback on all sides	10m front setback and 5m setbacks on remaining sides. This may be relaxed as per Clause 5.1.4	10m setback on all sides.
5. Basements	Not permitted	Permitted only under built structures within permissible FAR	Permitted only under built structures within permissible FAR
6. Parking Provisions***	5% of plot area to be earmarked for surface parking (to be kept unpaved)	• 10% of plot area to be earmarked for surface parking (to be kept unpaved)	• 10% of plot area to be earmarked for surface parking (to be kept unpaved)
7. Paved Surfaces	<ul style="list-style-type: none"> Paved surfaces shall not exceed 5% of the plot area after utilising the ground coverage. Water absorbent paving material to be used in 50% paved area. 		

* Grades 2 and 3 developments shall also adhere to any other greening norms prescribed by DDA.

** All structures falling along National Highways to adhere NHAI norms.

*** Except in case of plots proposed for events/gatherings where minimum parking requirements shall be as per local body policy.

- 4.2** Compatible mix of activities are allowed provided permissible FAR and access conditions are met as per Clause 4.1.
- 4.3** Minimum Green Ratings shall have to be adhered, incentives and penalties for violating the prescribed norms shall be levied.
- 4.4** Incentives for achieving the Green Blue Factor as per the Green Blue Policy shall be given.
- 4.5** Greenhouses shall be permitted in Grade 2 & 3. Solar fields and other renewable energy installations fields shall be permitted under all grades, provided the total area under these installations is not more than 30% of the plot (after excluding the Mandatory Wooded Area as applicable).
- 4.6** Maximum 20% of the permissible FAR can be utilised for supporting facilities like small shops, restaurants, or office.
- 4.7** All schemes shall be designed as ecologically self-sustaining units as follows:
- 4.7.1** 100% decentralized treatment and maximum reuse of wastewater.
 - 4.7.2** 100% on site processing of all green waste and animal waste.
 - 4.7.3** 30% of the on-site energy requirements are met through renewable energy.
 - 4.7.4** Optimum on-site trapping of storm water through mandatory rainwater harvesting, unlined storage ponds and reservoirs as part of landscaping and urban design.
 - 4.7.5** These facilities of composting and recycling can be developed as shared facilities.
- 4.8** The following shall be permitted/allowed:
- 4.8.1** levy any entry or access fees, rentals,
 - 4.8.2** opt for rental/lease models for implementation and management;
 - 4.8.3** sub-divide their land and sell/lease plots as part of farmhouse or theme farming clusters, etc.
 - 4.8.4** Use the agricultural, forestry or other produce from the land commercially.
- 4.9** Change of grade of development is permitted provided all conditions are met as per Clause 4.1. The Mandatory Wooded Area shall be increased as per the grade change. However, under no condition shall this area be reduced once approved under a certain grade.
- 4.10** DDA shall identify ecologically sensitive areas (e.g. low-lying areas, potential sites for ground water recharge, existing areas of high tree density, etc.), where only Grade 1 development shall be permitted.
- 4.11** Owners of such lands shall be compensated in the form of Transferable Development Rights (TDR) that can be utilised within identified receiving areas. In case a portion of a plot falls under ecologically sensitive area, it can be utilised to meet the Mandatory Wooded Area requirements. The remaining plot may be used for any Grade of activity. In such cases, the compensatory Transferable Development Rights (TDR) will only be awarded to the extent of land falling under ecologically sensitive area.
- 4.12** The norms for public gathering, events and functions shall be as per the policy of the concerned local body.

5 SPECIAL CONDITIONS FOR FARMHOUSES:

5.1 The following conditions shall be met for farmhouse developments:

- 5.1.1** New farmhouses shall be permitted in the form of standalone plots or farmhouse clusters. Standalone plots shall be permitted on minimum 12m RoW. In farmhouse clusters, the internal roads shall be 9m RoW, the cluster access should be from 12m RoW.
- 5.1.2** Existing farmhouses constructed on private lands (till the date of notification of this Policy) with minimum access of 9m, shall be regularised under Grade 2.
- 5.1.3** Where RoW is less than 9.0m, all landowners along the street shall provide land to fulfil the access conditions. In case this is not feasible, a minimum of 6m RoW shall be provided with appropriate road geometrics as given in UBBL/IRC to ensure smooth movement of emergency vehicles.
- 5.1.4** Existing Farmhouses that do not meet the setback requirements for Grade 2 developments, shall provide at least 5m setback on front and any one side.

5.2 Other norms applicable for all farmhouse developments:

- 5.2.1** Maximum built up area for a farmhouse plot (whether standalone or part of a cluster) shall not exceed 3000 Sq.mt. irrespective of plot size.
- 5.2.2** Height of the built structures shall not exceed 12m.
- 5.2.3** Basements in existing farmhouses that exceed the permissible FAR shall be regularised upon payment of requisite regularization charges upto a maximum of permissible ground coverage.
- 5.2.4** In addition to permissible FAR, 2 dwelling units of 30 Sq.mt. each for community service personnel shall be permitted per 4000 Sq.mt. of land area (up to a maximum of 5 such dwelling units).
- 5.2.5** Watch & ward guard unit will be permitted adjacent to boundary or entrance gate up to a maximum of 24 Sq.mt. as per UBBL free from FAR and setback norms.
- 5.2.6** Sub-division of plots shall be permitted not less than 4000 Sq.mt. with an independent access from minimum 9m RoW.

6 PROVISION OF INFRASTRUCTURE AND CONNECTIVITY IN THE GDA

6.1 DDA shall prepare a GIS-based Integrated GDA Plan (IGP) in coordination with SPAs. The IGP will be a structure plan (with no pre-identified land uses) indicating the following:

- 6.1.1** Excluded areas (as given in the Regulations to this Policy),
- 6.1.2** Eco sensitive areas
- 6.1.3** Major access roads that will provide connectivity to the GDA. This will include all Master Plan, zonal plan roads and any local or revenue roads.

6.2 The alignment of Master Plan and Zonal plan roads passing through Green Development area shall be adhered to without any compensation.

6.3 Landowners shall provide land for social infrastructure and utilities such as police stations, fire stations, fuel stations, sub-stations, telecom towers, etc., as per local needs. The norms including road access conditions, etc. laid down in the Master Plan or regulations specific to

the particular facility need to be adhered to. Public utilities can be developed on any land in the GDA as per Master plan and as per notified Regulations

- 6.4 Development of zonal roads shall be undertaken by concerned authorities to ensure connectivity to GDA. Land requirement for such roads shall be met through a pooling process as detailed in the Regulations to this Policy.
- 6.5 Provision of trunk infrastructure for water, power and telecommunications shall be as per the Regulations to this Policy.

7 IMPLEMENTATION FRAMEWORK:

DDA shall create a single window system for implementing the GDA Policy. A dedicated multi-disciplinary team for managing the Single Window System based implementation. This team shall be drawn from different divisions/departments within the organisation and shall manage documentation, coordination with other agencies and approval of schemes. The option of outsourcing certain parts of the operations such as documentation, laying of services as per the approved plan etc. (as required) may also be considered.

- 7.1 Landowners shall submit a Green Development Scheme through the online portal for all Grades and/or mix of activities. Groups of landowners may also come together to submit a scheme. Integrated developments of 40,000 sqm or more shall be encouraged by suitable incentivization.
 - 7.1.1 Green Development Schemes may be designed as a cluster-type development (e.g. group of farmhouses, theme farming plots, etc.).
 - 7.1.2 Existing Farmhouses on private lands, with minimum access of 9m, shall be regularised through the online portal.
 - 7.1.3 Grade change shall be processed through the online portal.

8 APPLICABLE CHARGES:

- 8.1 Landowners shall be required to pay External Development Charges (EDC) and any other applicable charges for development of zonal roads and trunk infrastructure and shall be suitably linked to grade of development.
- 8.2 The other charges shall be worked out to ensure that the schemes become self-financing.
- 8.3 Charges applicable in case of integrated developments of 40,000 sq.mt. or more to promote amalgamation of land for integrated planning, consolidation of green cover, management of decentralised services, traffic movement and parking, etc. shall be worked out.
- 8.4 The conversion charges from Grade 1 to other grades shall be worked out separately.
- 8.5 A grievance redressal mechanism shall be formulated to resolve all disputes and anomalies.

- 8.6** For better implementation and transparency in operationalization of the policy, detailed regulations shall be framed under Section 57 of DD Act and notified thereafter.
- 8.7** Necessary modification in MPD and ZDP shall be taken up during the formulation of regulations.
- 8.8** The provisions in the Policy and the regulations formed there under shall prevail over the current provisions in the MPD/ ZDP under 2021. These shall be suitably provisioned in MPD-2041.

The text indicating the proposed modifications shall be available for inspection at the office of Dy. Director (MP), Delhi Development Authority, 6th floor, Vikas Minar, I.P. Estate, New Delhi 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://119.226.139.196/ddaweb/MPD2021.aspx>.

File no. F.20 (1)2021/ MP

Date: 24.02.2021

Place :New Delhi

**Sd/-
(Rajiv Gandhi)
COMMISSIONER-CUM-SECRETARY,
DELHI DEVELOPMENT AUTHORITY**