



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

"ओपन हाउस मीट्स"
"OPEN HOUSE MEETS"

Zone - G

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	HIRDESH SURI
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	A-42, Kirti Nagar New Delhi-110015 RWA Director (Plg.) MPR/TC, D.D.A. Vikas Nagar N. DELHI-110015 Dy.No. 3386 Dated 22/05/2012
वर्तमान स्थिति Present Position	
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	A-42, Kirti Nagar = Ph = 25100086 25118653 9810016707
फैक्स : Fax :	
ई-मेल E-mail	info@heritageindiaexport.com
पता : Address :	A-42, Kirti Nagar New Delhi-110015
हस्ताक्षर : Signature :	
तिथि : Date :	22/05/2012

"अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं"

"Submit your registration form at the venue of Open House meets."

HIRDESH SURI

A-42, KIRTI NAGAR,
NEW DELHI – 110015

PH: 011-25100086

011- 25118653

MOB: +91 9810016707

E-mail: info@heritageindiaexports.com

DATE: - 21-05-12

To,

Director (Plg) MPR

6th Floor, Vikas Minar, I.P. Estate,
New Delhi- 110002

Sub:- How to get Sanction Plan for Sub-Divided Plots of 1000 Sqyds in 'A' Block Kirti Nagar.

Dear Sir,

Sir As per our Family Division of Plot on 1000 Sqyds. In 1991. The House was constructed in 1969 and was divided into 2 Brothers.

Front Portion 402 Sqyds.

Back Portion 598 Sqyds.

Now we want to construct separate Building on above said plot if you have allowed to pass the Sanction plan pass.

How can we get the sanction plan Pass or procedure from MCD.

As per we have attached the Copy from Hindustan Times and Indian Express. Total pages 15 attached -

Suggestion: Please allow Sanction plans on Sub-Divided Plots in Kirti Nagar (Residential).

Regards



Hirdesh Suri

+91 9810016707

INFORMATION UNDER RTI ACT. 2005

To,
P.I.O,
The Chief Minister's Office,
Delhi Secretariat,
Delhi.

Sub: MCD Sanction Plan for Sub-Divided Plots.

Sir,

As per PTI News dated May 18, 2011 the MCD said Central Government recently gave a green signal for legalizing sub-division of plots in the city, a long-standing demand of the civic body.

Through the public notice, MCD will be inviting all the eligible property and plot owners asking them to submit their application for getting their building plans sanctioned.

The move can also help curb unauthorized constructions.

However, only those plots which were sub-divided before February 7, 2007 will be considered for sanctioning a building plan. Also, small plots cannot be sub-divided.

1. Herewith attached the copy form internet.
2. Indian Postal Order No. 356309 for Rs. 10/-

Thanking You

Regards



Hirdesh Suri
9810016707

A-42, Kirti Nagar,
New Delhi- 110 015

INFORMATION UNDER RTI ACT. 2005

To,
Municipal Corporation of Delhi
Office of the Superintending engineer (Building) HQ
8th Floor, Civic Centre,
New Delhi – 110002

Sub: MCD Sanction Plan for Sub-Divided Plots.

Sir,

As per your letter no. **SE(B)HQ/PIO/2012/RTI/APIO-I/1691 Dated 07/02/2012**. As per your letter dated 17/01/2012 regarding Sub-Division of the plots.

However Office Orders issued by T.P. Department, MCD as well as Gazette notification dated 17/01/2012 regarding sub-division of the plots are available on MCD website i.e. www.mcdonline.gov.in in the link of Town Planning Department is not clear.

Please let us have the information.

We are enclosing herewith PTI News 2 pages, copy of your letter 2 pages & 3 Indian Postal Order No. 355218 for Rs 10/-, 355219 for Rs. 10/- & 355332 for Rs. 10/-

Thanking You

Your Sincerely



Hirdesh Suri
9810016707

A-42, Kirti Nagar,
New Delhi- 110 015

RTI

MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE SUPERINTENDING ENGINEER (BUILDING)HQ
8TH FLOOR : CIVIC CENTRE : NEW DELHI-110002.

No. SE(B)HQ/PIO/2012/RTI/APIO-I/ 1691

Dated: 7/2/12

To

Sh Hirdesh Suri

A-42, Kirti Nagar

N-Delhi - 110015

Sir / Madam,

Please refer to your application (this office) ID No. 1033-T/SE(B)HQ/PIO
dated 03-02-2012 under the RTI Act, 2005.

The information sought is given below :-

I
Reply as received from EE(Bldg.)HQ is enclosed herewith.

As per Section 19 (nineteen) of the Right to Information Act, 2005 you may file an appeal to the 1st Appellate Authority within 30 days of the issue of this orders, whose particulars are given below :-

Name and Address of the 1 st Appellate Authority	Chief Engineer (Building), Municipal Corporation of Delhi, 8 th Floor, Civic Centre, Minto Road, New Delhi - 110 002. Phone : 23225918
---	---

Encl: As above.

R
(R. K. SHARMA)
PIO / SE(B)HQ
Tel. No. 23225828

Copy forwarded for information to NO / Encl Dept (10)

In reference to letter ID No. 755/1040 dated 03-02-2012

Sub: ID No. 1033-T/SE(B)HQ/PIO dt. 03/02/2012 of Sh. Hirdesh Suri

Above noted RTI application has been transferred to SE(B)HQ/PIO by Nodal Officer / Engineering Department (HQ) vide letter no. HCRTI/Engg./HQ/2012/355/1040 dated 03/02/2012, for providing the information under RTI Act.

As per the RTI application it is not clear what information has been sought by the applicant. However Office Orders issued by T.P. Department, MCD as well as Gazette notification dated 17/01/2012 regarding sub-division of the plots are available on MCD website i.e. www.mcdonline.gov.in in the link of Town Planning Department. A copy of the same can also be had by depositing ₹ 28 as per the provision of RTI Act.

E.E.-I (Bldg) HQ


07/02/2012
A.E.-VII (Bldg) HQ

hindustantimes

Noelam Pandey, Hindustan Times
Email Author
New Delhi, May 18, 2011

First Published: 00:03 IST (18/5/2011)
Last Updated: 01:22 IST (18/5/2011)

You can soon apply for plan sanction

There is some good news for lakhs of people residing in the city who have not been able to get their building plans sanctioned for their sub-divided plots for years.

After the central government gave a green signal to legalise sub-division of plots in the city, the Municipal Corporation of Delhi (MCD) will be issuing a public notice next week initiating the process. Through the public notice MCD will be inviting all eligible property and plot owners asking them to submit their application for getting a building plan sanctioned.

The move is also aimed at curbing unauthorised construction in the city as a building in east Delhi's Lalita Park that had collapsed last year in November killing 70 people, was an illegal structure built on a sub-divided plot.

"I've directed the MCD commissioner to issue a public notice inviting applications from people. Once public notice is issued, we will start sanctioning building plans," said Yogender Chandolia, chairman, MCD Standing Committee.

However, only those plots which were sub-divided before February 7, 2007, will be considered for issuing a building plan. Also, plots measuring less than 32 metres cannot be sub-divided and will not be eligible.

The move is going to benefit the special areas, regularised unauthorised colonies and urbanised colonies the most, which includes areas such as Chandni Chowk, Paharganj, Karol Bagh, Mukherjee Nagar, Laxmi Nagar, Geeta Colony, and Model Town, among others.

The civic agency claims that if permission is granted for the same, it will be able to earn Rs 500 crore per year through this exercise. According to the MCD, there has been a sharp decline in the number of joint families with most residents wishing to divide their properties and carry out different construction activities. Hence, bigger plots were divided into smaller plots but they were not able to get their building plans sanctioned under the earlier building by-laws.

"A number of owners will be able to get their building plans sanctioned for the entire plots or those who have already carried out construction, they will be able to get their building regularised," said a senior MCD official.

BUILDING BY THE LAW

- A building collapse that killed 70 people in east Delhi's Lalita Park last year in November was an illegal structure built on a sub-divided plot.
- The move will benefit plot owners in special areas such as Chandni Chowk, Karol Bagh and Sadar Paharganj, unauthorised regularised colonies, urbanised villages.
- MCD will issue a public notice inviting applications from plot/property owners.
- As people will start submitting applications, along with the fee, MCD hopes to earn a lot of revenue through this exercise.
- MCD has also made a proposal and sent it to the Delhi government asking it to similar sub-division of plots in approved colonies as well, such as Greater Kailash, Lajpat Nagar, Saket.

<http://www.hindustantimes.com/StoryPage/Print/698841.aspx>

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Fri, 26 Aug 2011 Fri, 26 Aug 2011

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MCD unveils draft rules for floor-wise sanction of buildings

6 Comments

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Express News Service

Tags : Municipal Corporation of Delhi, Yogender

Chandolia, CBRI-Roorkee, RITES-Delhi

Posted: Thu Jul 14 2011, 01:36 hrs

New Delhi:

Addressing a longstanding demand of residents of plotted areas, the Municipal Corporation of Delhi (MCD) on Wednesday announced that the draft guidelines for floor-wise sanction and regularisation of building plans in residential areas have been posted online.

The civic agency has sought comments from public regarding the guidelines and has given 30 days time to submit their suggestions.

Earlier, sanctions were given building-wise as a structure was owned by a single individual. However, over the years, properties have been sub-divided with one owner per floor in many cases. The guidelines are aimed at helping these owners get their floor-wise plans sanctioned. The MCD had earlier announced that it will allow the floor-wise sanction of building plans in March this year following a meeting with the Lieutenant-Governor.

The guidelines are available on the MCD website. Yogender Chandolia, Chairman of MCD's Standing Committee, said any person or forum that has any objections or suggestions with respect to proposed policy and guidelines may give it in writing to the Chief Engineer (Building), MCD, within 30 days

MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE EXECUTIVE ENGINEER (BUILDING)HQ
8TH FLOOR : CIVIC CENTRE
MINTO ROAD : NEW DELHI - 110 002

No.EE(B)HQ/APIO-I/2012/RTI/ 1868

Dated: 02.03.2012

To

Shri Hirdesh Suri,
A-42, Kirti Nagar,
Delhi - 110 015.


Subject :	Ref. RTI I.D. NO.1033-T/PIO/SE(B) HQ dated 03.02.2012.
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Sir,

Kindly refer to your letter dated Nil enclosing therewith three postal orders, each amounting to Rs.10/- (PO No.355218, 355219 & 355332) for providing the photocopy of the Notification dated 17.01.2012.

In this regard, it is to inform that at the time of providing the information, the date of Notification was mentioned as 17.01.2012 (due to typographical mistake in place of 17.01.2011). However, photocopy of the relevant Notification dated 17.01.2011 is enclosed herewith for reference. *also with office order dt 09.12.2011*

Encl: As above.


AE, Bldg.(HQ)-V/1/13/2012

MUNICIPAL CORPORATION OF DELHI
TOWN PLANNING DEPARTMENT

13th FLOOR,
CIVIC CENTRE,
NEW DELHI



No. TP/07/4695/11

Dated : 9/12/11

Sub:- The Building Regulations for Special Area, Unauthorised Regularised Colonies and Village Abadis-sub-division of residential plots.

Delhi Development Authority vide Notification No.F.3(28)2008/MP/Part dated 17th January 2011 has notified "The Building Regulations for Special Area, Unauthorised Regularised Colonies and Village Abadis 2010."

As per clause 3.3 of the building regulations, following provisions for permitting sub-division of residential plots have been made :-

"In village abadis, special Areas and Unauthorised Regularised Colonies, Sub-Division that have taken place upto 08.02.2007 may be recognised provided that if there are more than one building in one residential plot, the sum of the built-up area and ground coverage of all such buildings shall not exceed the built-up area and ground coverage permissible in the undivided plot.

This is subject to the condition that :

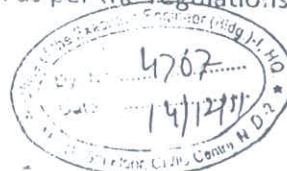
- The area of sub-division is not less than the minimum area (32 sqm.) prescribed in MPD-2021.
- Should have access from the public road/street.
- Documentary evidence of sub-division existing upto 08.02.2007 is submitted with the application for sanctioning of layout plans and building plans to the local body."

Considering the different character of developments in Village Abadis, Special Areas and Unauthorised Regularised Colonies, previous decisions of Standing Committee regarding Unauthorised Regularised Colonies and the provision as made in the regulations as notified on 17.1.2011, it was felt that to facilitate the implementations of these provisions regarding the sub-division, besides the requirements for qualification of sub-division as per the notification of 17.1.2011 in the designated area i.e. Village Abadis, Special Area and Unauthorised Regularised colonies, there is a necessity of specific guidelines for each area. The matter was accordingly discussed in a meeting of the LOSEC held on 28.9.2011 in detail and following points were recommended to be incorporated in the policy of approving sub-division as per the regulations :-

EE(B) not 11

R
12/11

H/c to circular
to all RE's
H/c 14/12



3. All Dy. Commissioners of the Zones
4. Engineer-in-Chief
5. Chief Town Planner
6. Chief Law Officer
7. Chief Engineer(Bldg.)HQ
8. ☒ Superintending Engineer(Bldg.)HQ

Copy to :-

1. O.S.D. to L.G. for kind information of the Hon'ble L.G. pl.
2. P.S. to Commissioner for kind information of the Commissioner pl.

Copy for kind information also to:-

1. Hon'ble Mayor
2. Chairman-Standing Committee
3. Leader of the House
4. Leader of the Opposition.

1-11-12
9.12.12
ADDL.CM.(ENGG.)

For 2nd & 2nd
① EE (B) Ho I / 5 / ACCE (B) 13/12/12
② ACCE (B) Ho
③ PA
R
12/12/12

xii. बड़े हुए एफ.ए.आर. हेतु समुचित वसूली और भूमि उपयोग परिवर्तन हेतु विद्यमान नियमों/आदेशों के अनुसार सक्षम प्राधिकारी द्वारा लाभ प्राप्तकर्ताओं से शुल्क लिया जाना चाहिए ।

xiii. शहरी डिजाइन और विरासत दिशा-निर्देशों के अनुसार सुनिश्चित किए जाएंगे ।

xiv. भूमि उपयोग मुख्य योजना/जोनल विकास योजना के अनुसार नियंत्रित किए जाएंगे । गैर आवासीय उपयोगों की अनुमति मिश्रित भूमि उपयोग विनियमों और विशेष क्षेत्र विनियमों के प्रावधानों के अनुसार दी जाएगी ।

xv. भौतिक आधारित संरचना की योजना अध्याय 4.0 आश्रय की तालिका 4.2 के नोट (iv) के अनुसार होगी ।

नोट—दिल्ली नगर निगम द्वारा भवन उपनियमों और सार-संग्रह, (कम्पैडियम) के संबंधित पैरों के अलग से तैयार किये गये विवरण का उल्लेख उपर्युक्त विनियमों में नहीं किया गया है ।

[फा. सं. एफ. 3(28)2008/एम.पी./पार्ट]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 17th January, 2011

S.O. 97(E).—In exercise of the powers conferred by Sub-section (1) of Section 57 of the Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations:-

1. SHORT TITLE

"The Building Regulations for Special Area, Unauthorized Regularized Colonies and Village Abadis, 2010."

- i) These shall come into force with effect from the date of notification & shall be applicable in entire NCT Delhi.
- ii) All words and expressions used in these Regulations, but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.

- iii) In Village abadis, Special Areas and Unauthorized Regularized Colonies, Sub-Division that have taken place upto 08.02.2007 may be recognised provided that if there are more than one building in one residential plot, the sum of the built up area and ground coverage of all such buildings, shall not exceed the built up area and ground coverage permissible in the undivided plot.

This is subject to the condition that :

- The area of sub-division is not less than the minimum area (32 sqm.) prescribed in MPD-2021.
 - Should have access from the public road/street.
 - Documentary evidence of sub-division existing upto 08.02.2007 is submitted with the application for sanctioning of layout plans and building plans to the local body.
- iv) Requirement of different parts of building e.g. minimum size of kitchen, toilets, staircase, habitation room, doors, windows etc. can also be with reduced norms as per the BIS 8888,78/ Building byelaws.
- v) Statutory provisions for Heritage as per ASI notification indicating the distance from heritage building, etc. as per BSL Clause (23) and other statutory provisions as prescribed by GNCTD, for heritage conservation shall be followed. (Refer Clause 23 of BBL, 1983)
- vi) Projections/chajjas/covered chajjas shall be allowed as per MPD-2021 provisions. (Refer condition xvii (a) & (b) of MPD-2021 modifications dated 12.08.2008)
- vii) Development charges and additional FAR charges shall be payable, as decided by the Govt. from time to time.
- viii) Group Housing shall be permissible as per MPD-2021 norms ; subject to provision in the Layout Plan / Local Area Plan by the concerned Local Body, clearance by revenue department, services department/fire department etc. (Refer para 4.4.3 B (ii) of MPD-2021).
- ix) Mixed use regulations given under Chapter-15 of MPD-2021 applicable to village abadis, unauthorised regularised colonies and special areas shall be followed. (Refer para 15.3.2, 15.3.3, 15.3.4, 15.7.2, 15.7.3 and 15.12.1 of Chapter 15 of MPD-2021)
- x) The areas falling in the 'influence Zone of MRTS corridor' and 'Redevelopment Scheme' shall be dealt in accordance with the respective provisions of MPD-2021 and subsequent Guidelines & Orders issued by the Competent Authority from time to time. (Refer para 3.3.1 & 3.3.2 of MPD-2021)
- xi) The guidelines for Rain Water Harvesting, as prescribed under statutory provisions shall be followed. (Refer Clause 22.4.1 Part -III of BBL 1983)
- xii) The owners shall follow structural safety requirements and will also ensure structural safety of the adjoining buildings as per provisions of BIS or building byelaws. (Refer Clause 18 of Part-III of BBL, 1983)
- xiii) All requirements to meet barrier free environment in public buildings for person with disabilities, shall be in conformity with the notification no. K-12016/579-DDIA/VA/IB Vol IX (Pt.) on dated 23-8-2002.

4. APPLICATION

Application for sanction of Building Plans with essential documents and prescribed fee has to be made to the concerned local body.

permissible and available to the largest plot in the next lower category.

iii) Height:

The maximum height of the building in all plots shall be 15 metres.

iv) Subdivision of plots is not permitted. However, if there are more than one buildings in one residential plot, the sum of the built up area and ground coverage of all such buildings, shall not exceed the built up area and ground coverage permissible in that plot.

v) The mezzanine floor, and service floor, if constructed, shall be counted in the FAR.

vi) Basement:

Basement shall not be counted towards FAR if used for purposes permissible under Building byelaws namely household storage and parking. Basement area shall not extend beyond the coverage on the ground floor as per permissible and sanctioned built up area, but may extend to the area below the internal courtyard and shaft. Basement if used in terms of Chapter 15.0. Mixed Use regulations shall count towards FAR and shall be liable to payment of appropriate charges, if it exceeds the permissible FAR.

vii) Stilts:

If the building is constructed with stilt area of non-habitable height (less than 2.4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building.

viii) Parking:

Parking space shall be provided for within the residential plot as follows:

- 2 Equivalent Car Space (ECS) in plots of size 250-300 sq.m.
- 1 ECS for every 100 sq.m. built up area, in plots exceeding 300 sq.m., provided that, if the permissible coverage and FAR is not achieved with the above-mentioned parking norms in a plot, the parking norms of the preceding category shall be allowed.

ix) Density:

For the purpose of density calculations, the dwelling unit shall be considered to accommodate 4.5 persons and the servant quarter to accommodate 2.25 persons.

x) The minimum setbacks shall be as given in the following table :

S.No.	Plot size (in sq.m.)	Minimum Setbacks (in metre)			
		Front	Rear	Side (1)	Side (2)
1.	Below 100	0	0	0	0
2	Above 100 and upto 250	3	0	0	0
3	Above 250 and upto 500	3	3	3	0
4	Above 500 and upto 2000	6	3	3	3
5	Above 2000 and upto 10000	9	6	6	6
6	Above 10000	15	9	9	9

a) In case the permissible coverage is not achieved with the above-mentioned setbacks in a plot, the setbacks of the preceding category may be allowed.

b) In the case of construction in the future, a minimum 2m x 2m open courtyard shall be provided for in residential plots of area of 50 sqm. to 100 sqm.

xi) Number of servant quarters shall be provided as per approved layout plan and shall be constructed within the stipulated height. However, if the garage block space is merged with the main building, no separate servant quarter block or servant quarter, as part of main building shall be allowed. However, provision for a servant's room as part of the dwelling unit within the permissible coverage FAR shall be allowed.

xii) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm. floor area, exclusive of cooking verandah, bathroom and lavatory. The maximum size of servant quarter shall be 25 sqm. If larger in size, the servant's quarter shall be counted in density as a full dwelling unit.

xiii) Plot owners / allottees seeking extra coverage, additional floor or part thereof, over and above Gazette Notification dated 23.07.98, as per above mentioned norms shall be charged betterment levy (or additional FAR charges) at the rates notified with the approval the Government from time to time. This is in addition to the levy payable on the additional FAR allowed vide notification dated 23.07.98 and over the FAR allowed vide notification dated 15.05.95.

xiv) Plot owners / allottees seeking regularization of construction in terms of the additional coverage allowed under this notification, shall have to pay a penalty and compounding charges notified with the approval of the Government, over and above the betterment levy referred to in para (xiii) above.

Maximum FAR

200

Height NR (Subject to clearance from AAI/Fire Department and other statutory bodies.

Parking 2.0 ECS/100 sqm built up area

- i) The density may vary (10% variation permissible in all categories) for specific categories as given below:
- Category I (upto 40 sq.m) - 500 DUs/Ha.
 - Category II (above 40-upto 80 sqm) 250 DUs/Ha.
 - Category III - 175 DUs/Ha. (above 80sqm)
- ii) Plots for group housing should be located on roads facing a minimum width of 18 m ROW (13.5 m ROW for redevelopment areas and 9m ROW for Slum Rehabilitation / Special Area and Villages).
- iii) Additional floor area up to a maximum of 400 sq.m shall be allowed to cater to community needs such as community / recreational hall, crèche, library, reading room and society office. In addition to above, 100 sq.m. area shall be permissible for Senior Citizen Recreation Room.
- iv) The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.
- v) The developer shall ensure that minimum 15% of FAR or 35% of the dwelling units, whichever is more, are constructed for Community-Service Personnel/ EWS and lower category. Such flats should have a carpet area between 25-40 sqm.
[This 15% FAR or 35% of the Dwelling Units for Community Service/ Personnel/EWS and lower category housing would be over and above 200 Permissible FAR and density mentioned at i (a), (b) & (c) above. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/ EWS and lower income category].
- vi) Ground coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts.
- vii) Levy on additional FAR shall be at rates notified with the approval of Government from time to time.
- viii) Stilts: If the building is constructed with stilt area of non-habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not be included in FAR and shall be counted towards height.
- ix) Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.

4. For Para 3 (ix) of modified draft Regulations

15.3.2 The extent of mixed use permissible in various categories of colonies is further clarified as follows:

2. In colonies falling in categories C & D

- "Other activity" in terms of para 15.7 shall be permissible in plots abutting roads of minimum 18m ROW in regular plotted development, 13.5m ROW in rehabilitation colonies and 9m ROW in Walled City, regularized-unauthorized colonies, resettlement colonies, Special Areas, and urban villages, subject to conditions in para 15.7.
- Notification of mixed use streets in future, of minimum 18 m ROW in regular residential plotted development, 9 m ROW in rehabilitation colonies and any road in regularized-unauthorized colonies, resettlement colonies, Walled City, Special Area and urban villages in terms of para 15.3.3 shall be subject to consultation with RWAs concerned in terms of para 15.10.

3. In colonies falling in categories E, F and G

- "Other activity" in terms of para 15.7 shall continue to be permissible in plots abutting roads of minimum 13.5m ROW in regular plotted development, 9m ROW in rehabilitation colonies and any road in Walled City, regularized-unauthorized colonies, resettlement colonies, Special areas, and urban villages subject to conditions in para 15.7.
- Notification of mixed use streets in future, of minimum 13.5m ROW in regular residential plotted development, 9m ROW in rehabilitation colonies and any road in regularized-unauthorized colonies, resettlement colonies, Walled City, Special Area and urban villages shall be in terms of para 15.3.3

15.3.3 NOTIFICATION OF MIXED USE STREETS IN URBAN AREAS

ii) The minimum ROW for identification of a street or stretch of road as mixed use street would be follows*:

- In C & D colonies: - 18 m ROW in regular residential plotted development, 9 m ROW in rehabilitation colonies and any road in regularized-unauthorized colonies, resettlement colonies, Walled City, Special area and urban villages: in consultation with RWA concerned.

5. For Para 3 (x) of modified draft Regulations

3.3.1. REDEVELOPMENT STRATEGY

The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment of a minimum area of 4 hectares. Some of the areas identified are:

3.3.1.1. Planned Areas

A. Influence Zone along MRTS and major Transport Corridor

Growth of Delhi over the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was poly nodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors.

Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.
- ii. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- iii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises.
- v. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.
- vii. The following areas shall be excluded from the enhancement of FAR: -
 - Lutyens' Bungalow Zone, Chanakya Puri, DIZ Area and Matasundari Area.
 - Civil Lines Bungalow Area.
 - Monument Regulated Zone (As per ASI guidelines).
 - Property development of DMRC.
 - Comprehensive commercial schemes.

3.3.1.2. Special Area

The Special Area as defined in the Plan has been divided into three separate parts, namely (i) Walled City (ii) Walled City and Extension and (iii) Karol Bagh. These are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial - both retail or wholesale and industrial uses. Therefore, it is important that the areas, which are already established with identified uses, continue to play an active economic role. The Authority may further designate certain other areas as 'Special Area'.

The strategy is to provide suitable framework for allowing mix-use activities appropriate to the character of the areas as per the individual schemes having greater flexibility in terms of permitting variety of uses namely, commercial use (shops, offices, banks etc.), household industries or outlets for specialized services etc. However, the criterion of selection of the mix-use activities shall be as per Mixed Use Regulations.

Required parking and open spaces will have to be provided as per the norms, while reduced space norms for other facilities may be accepted. The redevelopment areas should ensure modern services and amenities, thereby eliminating risk generating structures and activities.

The regulations for Special Area shall be different from other areas. All these areas are to be brought within the planning purview. For this, the owners can jointly redevelop on the basis of the norms and regulations to be prescribed.

For provision of social and educational facilities, reduced space standards shall be adopted. The facilities like community hall, dispensary etc. may be grouped together depending on the availability land. Small shops shall be permissible in residential plots on ground floor as per provisions of Mixed Use Regulations in village abadi including rural (para 15.6.3).

3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES

The basic objective of redevelopment is to upgrade the area by implementing specific schemes on the basis of existing physical and socio-economic conditions in the following way:

- i. Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments/ Heritage areas, etc.
- ii. The residents / cooperative societies/ private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.
- iii. Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:
 - a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists.
 - b) 1. Cluster Block for a minimum area of 3000 sq.m. The owners should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities.
2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.
 - c) The norms of Group Housing with respect to ground coverage, basement, parking, set backs etc. (except FAR) shall be applicable.
- iv. Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- v. To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone.
- vi. In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area.
- vii. The standards of housing density, minimum width of roads and community facilities can be relaxed, wherever justified, by planning considerations (e.g., pedestrianization of the area).
- viii. The Public and Semi-public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, parking etc. shall be retained in their present locations as far as possible and if not, relocated as part of the redevelopment scheme. Alternative sites shall be indicated in the Redevelopment Schemes / Zonal Development Plans. Any change or addition thereof shall be in accordance with the overall policy frame prescribed in the plan.
- 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'. The land required for any public purpose may be acquired with the consent of the owner through issue of Development Rights Certificate in lieu of payment towards cost of land as per the prescribed regulations. The concept of Accommodation Reservation i.e. allowing construction of community facilities without counting in FAR may also be utilized.
- x. Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, up to 10% of the FAR may be allowed for commercial use.
- xi. The circulation pattern should include segregation of pedestrian and vehicular traffic, entry and access of emergency vehicles to every block, provision of adequate parking etc.
- xii. Appropriate levies for increased FAR, and land use conversion shall be charged from the beneficiaries by the competent authority as per prevailing rules / orders.
- xiii. Urban Design and Heritage to be ensured as per the guidelines.