



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"

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	AMRISH SHARMA
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Association OFFICE OF THE DIR (PIO.) MPR/TC, D.D.A.N, DELHI-2 Dy.No. 2746 Dated 11/5
वर्तमान स्थिति Present Position	NVP. HRD
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	INTERNATIONAL MANAGEMENT INSTITUTE B-10, QUTAB INSTITUTIONAL AREA NEW DELHI-110016 9810625842
फैक्स : Fax :	011-26867539 / 011 46012729
ई-मेल E-mail	amrisha@imf.edu
पता : Address :	as. above
हस्ताक्षर : Signature :	
तिथि : Date :	8/05/12

26

Suggestion given to
Moderator directly

Zone F

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

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



International Management Institute

Dr. C N Narayana

Registrar & CAO

&

Mr. Amrish Sharma

AVP – HRD

International Management Institute

B-10, Qutab Institutional Area

Tara Crescent

New Delhi – 110 016

Phone: 8800470777 / 9810625842

Email: cnn@imi.edu / amrish@imi.edu

3rd May, 2012

To

Director (plg) MPR

DDA

6th Floor, Vikas Minar, I P Estate

New Delhi – 110 002

Subject: DDA Open House Meet – South District
Suggestions for Review of Master Plan for Delhi 2021
Table 13.6: Development Controls for Education Facilities (Higher Education)
Sl. No. 1, Page no. 87 of MPD

Sir,

Please refer to the above Table as per which the control norms for Training and Management Institutes specifies that up to 15% of maximum FAR can be utilized for residential use of essential staff and student accommodation. We would like to submit to you the fact that higher education especially professional management education of lead institutes normally insists residential accommodation in the campus to increase the rigour of PGDM (MBA) programmes which involves group study, case discussions and presentations which consumes more than 15 hours of student time every day. However, the 15% CAP on FAR acts as hindrance for higher education especially which creates outstanding professionals for the country.

In view of the above, a humble request from IMI is to kindly increase the same from 15% to 40% to support this cause. In fact, many management institutes do not want to invest on such national interest cause. However, a few institutions like IMI who are ranked no. 3 in Intellectual Capital and in Super League categories should be given this kind of minimal support by MPD-2021. We hope our suggestion is taken into consideration in the best interest of higher professional education in India.

Yours sincerely,

(C N Narayana)

B-10, Qutab Institutional Area, Tara Crescent, New Delhi - 110 016.

Tel. : 47194100, 47194200 Fax : 26867539

E-mail: imiinfo@imi.edu Website : www.imi.edu

26 ✓
Amrish Sharma



International Management Institute

Dated: 7th May 2012

From
Mr. C N Narayana
Registrar & CAO
International Management Institute
B-10, Qutab Institutional Area
Tara Crescent
New Delhi-110 016

To
Shri A K Manna
Director (Plg), DDA
Zone-F& H, 4th Floor
Vikas Minar, New Delhi

Subject: **Suggestions for Review of Master Plan for Delhi 2021**
Review of Rates for Additional FAR for Residential Accommodation in
Institutional Area

Ref.: DDA advertisement in Times of India dated 2nd May 2012 (Annexure A)

Sir,

The DDA vide above said advertisement has desired Public participation/suggestions to provide realistic midterm corrections and modifications in the Master Plan/Policies/Norms/Standards of the Implementation procedures to suit the changing need of the society.

International Management Institute is the owner of Institutional Plot in Zone - F however the suggestion of mine as the Secretary of the Society is about specific provision in MPD-2021 i.e. additional FAR charges notified by DDA after approval from MOUD, Govt of India.

The Master Plan for Delhi-2021 was notified on 7th Feb. 2007 incorporating several innovations for the development of the National Capital with emphasis on reform in the prevailing land policy and facilitating public private partnerships. The critical areas identified in the Plan includes incentivized Re-development with additional FAR envisaged as a major element on city development covering all the areas. In the notified Plan of MPD-2021, FAR for various categories of plots including institutional has been increased from the prevailing in MPD-2001. The institutions were to avail the additional FAR based on the rates to be notified by DDA after the approval from Ministry of Urban Development, Govt. of India. Delhi Development Authority issued a notification on 23rd Dec. 2008 in which at Sl. No. 6 additional FAR charges for Institutional Plots i.e. including Hospital Plots for various areas in Delhi are given. The copy of the said notification is attached for your ready reference (Annexure B).

Contd...2

In the notification dt. 23rd Dec. 2008 additional FAR charges for Industrial Plots were also given for various areas in Delhi (Refer Sl. No. 5 of notification). Since these rates were on a higher side after representations and review, the DDA notified the revised reduction in rates by (50%) of additional FAR charges in respect of Industrial Plots (Refer Annexure-C). In addition, Central Government in the Gazette of India on October 28, 2010 notified that no charges are to be levied towards additional FAR charges arising out of MPD-2021 from Govt. Department (Central Govt./GNCTD Deptt.) (Refer Annexure-D). This notification dt. Oct. 28, 2010 was also issued since the rates notified of additional FAR were on higher side.

As regards Institutional Plots including Hospital Plots additional FAR charges, the rates given per Sqm. are on a very higher side. In some cases the additional FAR charges works out to more than the plot cost given by the Institution at the time of allotment to DDA. In case of Hospitals and Educational Institutions as per lease conditions, there is a provision for reservation/facility for economic weaker sections also.

Since notification of additional FAR charges by DDA to the best of my knowledge, very few individual Institutions have availed the provision of additional FAR stipulated in MPD-2021 due to very high rate of additional FAR charges. It will be appropriate for optimal utilization of provision of additional FAR as per MPD-2021 by various institutions and Hospitals, DDA/MOUD to review and reduce the additional FAR charges which will be within the reach of individual Institutions/Hospitals on the lines of Industrial Plots done by DDA in the past.

The above suggestion may please be considered for optimal utilization of additional FAR provisions of MPD-2021 by various Institutions/Hospitals.

Thanking you,

Yours faithfully,


(C N Narayana)

**DELHI DEVELOPMENT AUTHORITY
NOTIFICATION**

New Delhi, the 23rd December, 2008 (**TYPED COPY**)

**Fixation of rates to be applied for use conversion, mixed land use
and other charges for enhanced FAR arising out of MPD 2021**

S.O.2955(E) :- In exercise of powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following Regulations in pursuance to Notification No. S.O.2432 (E) dated 10th October, 2008:-

SL. NO.	Item	Recommendation of the Ministry	Rates worked out on the basis of the recommendations of the Ministry.(Rates in Rs.per sqm)																								
1.	(a):Residential properties including for basement under Mixed Use-rates of payment of betterment levy/ additional FAR charges for New construction and penalty / compounding / special compounding charges for regularization of unauthorized construction	As per notification of 20.11.06 which was applicable for 2006-07 to be made applicable for 2007-08.	<p>The following rates as per notification dt 20.11.2006 which was applicable for 2006-07 to be made applicable for 2007-08, the same are as under:</p> <p>(1) New Construction:</p> <table><tr><td>A & B colonies</td><td>Rs. 3500/-</td></tr><tr><td>C & D colonies</td><td>Rs.1400/-</td></tr><tr><td>E, F & G colonies with plot Size more than 50sqm</td><td>Rs.700/-</td></tr><tr><td>E,F&G colonies with plot Size upto 50sqm</td><td>Rs. 490/-</td></tr></table> <p>(2)Regularization of unauthorized Construction:</p> <p>(a)Additional Coverage within Sanctioned height.</p> <table><tr><td>A & B colonies</td><td>Rs. 4020/-</td></tr><tr><td>C & D colonies</td><td>Rs.1610/-</td></tr><tr><td>E, F & G colonies with plot Size more than 50sqm</td><td>Rs.805/-</td></tr><tr><td>E,F&G colonies with plot Size upto 50sqm</td><td>Rs. 564/-</td></tr></table> <p>(b) Additional Coverage above sanctioned but within permissible Height (as per 23.7.98)</p> <table><tr><td>A & B colonies</td><td>Rs. 4375/-</td></tr><tr><td>C & D colonies</td><td>Rs.1750/-</td></tr><tr><td>E, F & G colonies with plot Size more than 50sqm</td><td>Rs.875/-</td></tr><tr><td>E,F&G colonies with plot Size upto 50sqm</td><td>Rs. 613/-</td></tr></table>	A & B colonies	Rs. 3500/-	C & D colonies	Rs.1400/-	E, F & G colonies with plot Size more than 50sqm	Rs.700/-	E,F&G colonies with plot Size upto 50sqm	Rs. 490/-	A & B colonies	Rs. 4020/-	C & D colonies	Rs.1610/-	E, F & G colonies with plot Size more than 50sqm	Rs.805/-	E,F&G colonies with plot Size upto 50sqm	Rs. 564/-	A & B colonies	Rs. 4375/-	C & D colonies	Rs.1750/-	E, F & G colonies with plot Size more than 50sqm	Rs.875/-	E,F&G colonies with plot Size upto 50sqm	Rs. 613/-
A & B colonies	Rs. 3500/-																										
C & D colonies	Rs.1400/-																										
E, F & G colonies with plot Size more than 50sqm	Rs.700/-																										
E,F&G colonies with plot Size upto 50sqm	Rs. 490/-																										
A & B colonies	Rs. 4020/-																										
C & D colonies	Rs.1610/-																										
E, F & G colonies with plot Size more than 50sqm	Rs.805/-																										
E,F&G colonies with plot Size upto 50sqm	Rs. 564/-																										
A & B colonies	Rs. 4375/-																										
C & D colonies	Rs.1750/-																										
E, F & G colonies with plot Size more than 50sqm	Rs.875/-																										
E,F&G colonies with plot Size upto 50sqm	Rs. 613/-																										

			(c)Additional Coverage beyond Permissible height as per 23.07 .98 but within 15 meters. <table><tr><td>A & B colonies</td><td>Rs. 4900/-</td></tr><tr><td>C & D colonies</td><td>Rs.1960/-</td></tr><tr><td>E, F & G colonies with plot Size more than 50sqm</td><td>Rs.980/-</td></tr><tr><td>E,F&G colonies with plot Size upto 50sqm</td><td>Rs. 686/-</td></tr></table>	A & B colonies	Rs. 4900/-	C & D colonies	Rs.1960/-	E, F & G colonies with plot Size more than 50sqm	Rs.980/-	E,F&G colonies with plot Size upto 50sqm	Rs. 686/-
A & B colonies	Rs. 4900/-										
C & D colonies	Rs.1960/-										
E, F & G colonies with plot Size more than 50sqm	Rs.980/-										
E,F&G colonies with plot Size upto 50sqm	Rs. 686/-										
	(b) Residential properties including For basement under Mixed Use	The charges to remain the same as notified for the floors above the basement.	The rates for additional coverage above Sanctioned but within permissible height (as per 23.7.98)- use of basement for Professional/commercial activities leading to excess permissible area on the plot: <table><tr><td>A & B colonies</td><td>Rs. 4375/-</td></tr><tr><td>C & D colonies</td><td>Rs.1750/-</td></tr><tr><td>E, F & G colonies with plot Size more than 50sqm</td><td>Rs.875/-</td></tr><tr><td>E,F&G colonies with plot Size upto 50sqm</td><td>Rs. 613/-</td></tr></table> The applicant is liable to pay mixed land Use charges in addition to FAR charges.	A & B colonies	Rs. 4375/-	C & D colonies	Rs.1750/-	E, F & G colonies with plot Size more than 50sqm	Rs.875/-	E,F&G colonies with plot Size upto 50sqm	Rs. 613/-
A & B colonies	Rs. 4375/-										
C & D colonies	Rs.1750/-										
E, F & G colonies with plot Size more than 50sqm	Rs.875/-										
E,F&G colonies with plot Size upto 50sqm	Rs. 613/-										
2.	(c) Additional FAR charges for Cooperative Group Housing Societies allotted by DDA	To be at par with the rates for residential properties under para 5.2 of notification dt. 20.11.06 both for 2006-07 and 2007-08	Same rates for 2006-07 &2007-08 as Given in S.No. 1 above.								
3.	(d): Rates for betterment /levy Additional FAR charges and Penalty/compounding charges/Special compounding charges For NDMC residential areas	At par with the rate Of 'A' category of MCD colonies.	(1)New Construction: Rs.3500/- (2)Regularization of Unauthorized construction: <table><tr><td>(a)Additional Coverage within Sanctioned height.</td><td>Rs. 4020/-</td></tr><tr><td>b)Additional Coverage above sanctioned but within permissible height (as per 23.07.98)</td><td>Rs.4375/-</td></tr><tr><td>(c)Additional coverage beyond permissible height as per 23.07.98 but within 15 meters</td><td>Rs.4900/-</td></tr></table>	(a)Additional Coverage within Sanctioned height.	Rs. 4020/-	b)Additional Coverage above sanctioned but within permissible height (as per 23.07.98)	Rs.4375/-	(c)Additional coverage beyond permissible height as per 23.07.98 but within 15 meters	Rs.4900/-		
(a)Additional Coverage within Sanctioned height.	Rs. 4020/-										
b)Additional Coverage above sanctioned but within permissible height (as per 23.07.98)	Rs.4375/-										
(c)Additional coverage beyond permissible height as per 23.07.98 but within 15 meters	Rs.4900/-										

4.	(e) Rates for additional FAR for commercial properties (excluding hotel and parking plots)	50% of the updated last year zonal average auction rate.	Central ,South & Dwarka	Rs. 83130/-
			North, East, West & Rohini	Rs.54825/-
			Narela	Rs.16249/-
5.	(f) Additional FAR charges for industrial plots	To be determined as 50% of the updated previous ZAAR on the lines of Addl. FAR charges for commercial Properties.	South & Dwarka	Rs. 20590/-
			East, West, North & Rohini	Rs.14341/-
			Narela	Rs.9750/-
6.	(g) Additional FAR charges for institutional plots i.e. including hospital plots.	@ 50% of the updated Zonal market rate of Institutional properties for those disposed by auction as well as for those properties which were allotted to private Parties. This is not applicable to those institutions which were allotted land @Rs.1/- for whom no such charges is recommended.	South & Dwarka	Rs. 29525/-
			North, East, West, & Rohini	Rs.13008/-
			Narela	Rs.9691/-
This is not application to those institutions which were allotted land @Re.1/- for whom no such charge is Recommended.				

7.	(h) Use conversion charges for change of land use from industrial to 'commercial' for commercial activities including Banquet Halls	Rate structure given as Follows: One time Conversion charges =25% of (present commercial Rate minus present Industrial rate)	The use conversion charges for 2007-08 for the built up area shall be as under: <table><tr><td>Central, South & Dwarka</td><td>Rs. 31270/-</td></tr><tr><td>North, East, West, & Rohini</td><td>Rs.20242/-</td></tr><tr><td>Narela</td><td>Rs.3250/-</td></tr></table>	Central, South & Dwarka	Rs. 31270/-	North, East, West, & Rohini	Rs.20242/-	Narela	Rs.3250/-
Central, South & Dwarka	Rs. 31270/-								
North, East, West, & Rohini	Rs.20242/-								
Narela	Rs.3250/-								
8.	Penalty for availing additional FAR without sanction	For commercial / industrial / institutional Properties @30% as penalty over and above addl. FAR Charges.	For Commercial / industrial / institutional Properties, @ 30% as penalty over and above additional FAR charges.						

(No.F.20(4)05/MP/Pt.-II/Pt.) ✓
V.M. BANSAL, Pr. Commissioner-cum-Secy.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

6th floor, Vikas Minar, I.P. Estate New Delhi

NOTIFICATION

Sub:- (1) Fixation of the rates to be applied for use conversion, mixed land use and other charges for enhanced FAR arising out of MPD-2021(reduction of rates for additional FAR of industrial plots i.e. Item No. 5(f) of the Notification No. 2955(E) dated 23.12.2008.)

In exercise of powers conferred by section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government hereby makes the following modification to Notification No. S.O. 2955(E), dated 23-12-2008, published in the gazette of India, part II, Section 3, sub section (ii) with regard to reduction in rates of additional FAR charges in respect of industrial plots.

Para 5(f) of the notifications dated 23-12-2008 shall be substituted by the following:

(Rates in Rs. Per Sqm.)

Sr. No.	Zone	Modified rates (@25% of ZAAR) as approved by MOUD
1.	Central, South & Dwarka	Rs. 10295/-
2.	North, East, West & Rohini	Rs. 7171/-
3.	Narela	Rs. 4875/-


Other contents of the notification dated 23.12.2008 will remain unchanged.

These Rates will remain in force till these are further modified and notified with the approval of the Central Government.

F20 [4]05/mp/Pt-II/Part

Date

New Delhi


(D. Sarkar)
Commissioner-cum-Secy.

भारत का राजपत्र The Gazette of India



सत्यमेव जयते

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2245]
No. 2245]नई दिल्ली, बुधस्वतित्वार, अक्टूबर 28, 2010/कार्तिक 6, 1932
NEW DELHI, THURSDAY, OCTOBER 28, 2010/KARTIKA 6, 1932दिल्ली विकास प्राधिकरण
(मुख्य योजना अनुभाग)DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

अधिसूचना

NOTIFICATION

नई दिल्ली, 28 अक्टूबर, 2010

New Delhi, the 28th October, 2010

विषय :—दिल्ली मुख्य योजना - 2021 के लागू होने के परिणामस्वरूप अतिरिक्त तल क्षेत्रफल अनुपात (एफ.ए.आर.) के लिए सरकारी विभागों (केन्द्र सरकार/रा.रा.क्षे. दिल्ली सरकार के विभागों) से लिए जाने वाले प्रभारों का निर्धारण।

Sub :—Fixation of charges for additional FAR arising out of MPD-2021 from Government Departments (Central Government/GNCTD Departments).

का.आ. 2661(अ).—दिल्ली मुख्य योजना-2021 के लागू होने के परिणामस्वरूप अतिरिक्त तल क्षेत्रफल अनुपात (एफ.ए.आर.) प्रभार देने की दरें वर्ष 2007-08 के लिए सं. का.आ. 2955(अ), दिनांक 23 दिसम्बर, 2008 द्वारा अधिसूचित की गई थी और उन्हें वर्ष 2008-09 तथा 2009-10 के लिए क्रमशः अधिसूचना सं. का.आ. 2906(अ), दिनांक 17 नवम्बर, 2009 और सं. का.आ. 1257(अ), दिनांक 31 मई, 2010 द्वारा आगे बढ़ा दिया गया था। अब दिल्ली विकास प्राधिकरण ने केन्द्र सरकार के पूर्व अनुमोदन से दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, एतद्वारा संशोधन किया है कि दिल्ली मुख्य योजना - 2021 के लागू होने के परिणामस्वरूप अतिरिक्त तल क्षेत्रफल अनुपात (एफ.ए.आर.) प्रभारों के संबंध में सरकारी विभागों (केन्द्र सरकार/रा.रा.क्षे. दिल्ली सरकार के विभागों) से कोई प्रभार वसूल नहीं किया जाएगा। दिनांक 8 अक्टूबर, 2008 के कार्यालय ज्ञापन के अन्य विवरण अपरिवर्तित रहेंगे।

S.O. 2661(E).—The rates for grant of additional FAR charges arising out of MPD-2021 were notified for the year 2007-08 vide No. S.O. 2955(E), dated 23rd December, 2008 and further extended for the year 2008-09 and 2009-10 vide notification No. S.O. 2906(E), dated 17th November, 2009 and No. S.O. 1257(E), dated 31st May, 2010 respectively. Now, Delhi Development Authority, in exercise of the powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957) with the previous approval of the Central Government, hereby makes the modification that no charges are to be levied towards Additional FAR charges arising out of MPD-2021 from Government Departments (Central Government/GNCTD Departments). The contents of O.M. dated 8th October, 2008 will remain unchanged.

[सं. एफ-20(4)05/एम.पी./पार्ट-II/पार्ट]

[No. F-20(4)05/MP/Pt-II/Part]

डी. सरकार, आयुक्त एवं सचिव

D. SARKAR, Commr.-cum.Secy.

Table 13.6: Development Controls for Education Facilities (Higher Education)

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
1	Vocational Training Centre (ITI / Polytechnic / Vocational / Training Institute / Management Institute / Teacher Training Institutes etc.) / Research and Development centre.	35%	150	37 m	1. Upto 15% of max. FAR can be utilized for residential use of essential staff and student accommodation. 2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized / taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.
2	General College				
3	Professional College (Technical)				
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts:				1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30%	120	37 m	
	b) Residential (25% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape (15%)	N. A.			