



श्री Venkateshwar International School

Sector-18, Dwarka, New Delhi-110075 (India) Tel.: 91-11-42815336 / 37 / 38
Fax : 91-11-42815339, Website : www.svis.org.in, E-mail : info@svis.org.in

निदेशक योजना (प्रारम्भ)
राबती संख्या (पत्र) 03/MPD.
दिनांक 28/3/12

Date: 28.3.2012

P.S.Uttarwar

Director (Planning) DDA
Dwarka Zone(K-1, K-II, & L)
DDA Office , Manglapuri
Palam
Delhi

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 2014
Dated 11-04-12

Sub: Future of Delhi-2021-Regarding New Suggestions for Review of Master Plan for Delhi-2021.

Ref: Ministry of Urban Development, Govt of India, advertisement in Hindustan Times, New Delhi of Saturday Feb.18, 2012(Annexure-'A')

Sir,

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

I am a owner of institutional Plot in Zone- K-II, however the suggestion of mine 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 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

Contd: Page - 2

AD (P.D.)

28/3/12

... where dreams come true

Sh. Sagar P.O.
Ganesh
28.3.12

institutional Plots i.e including Hospital Plots for various areas in Delhi are given. The copy of said notification is attached for ready reference. (Annexure-B)

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 form 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 Hospital 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

Encl: As Above



M. Venkatesh

Chairman
श्री Venkateshwar International School
Sector - 18, Dwarka, New Delhi - 110075



Smt. Sonia Gandhi
Hon'ble Chairperson, UPA



Dr. Manmohan Singh
Hon'ble Prime Minister



Shri Kamal Nath
Hon'ble Minister of Urban Development

Future of Delhi-2021

Give your Suggestions Now

Review Of Master Plan For Delhi 2021 – A Participative Approach

The Master Plan for Delhi (MPD-2021) has been planned with a vision and policy guidelines for the period of twenty years. It emphasizes on public participation. This review is being undertaken to provide realistic Mid-term corrections and modifications in the Master Plan Policies, Norms/Standards and the implementation procedure to suit the changing needs of the society. The review would also facilitate modification and revisiting of specific provisions of the plan that could not be foreseen/anticipated during the plan formulation.

- The suggestions can be uploaded by the organizations, RWAs, individuals on the link available on the home page of DDA Website www.dda.org.in
New Suggestions for Review of Master Plan Delhi – 2021
View Suggestions (public can view suggestions received for review of MPD-2021)
- The public and other stakeholders may also participate, interact and make presentation of their suggestions, in the six "Open House" sessions to be conducted by DDA in various districts. The date, time and details of the venue shall be intimated subsequently.
- The Hard/Soft copy of the suggestions can also be submitted in the various Zonal Offices of DDA to the respective Zonal Officers, the details of which are given below:-

DISTRICT	NORTH		EAST	WEST	SOUTH	CENTRAL
	NORTH I	NORTH II				
PLANNING ZONES	C- Civil Line P-I- Narela P-II- North Delhi	H- North West Delhi-I M- North West Delhi-II N- North West Delhi-III	E- Trans Yamuna O- River Yamuna/ River Front	G- West Delhi-I K-I- West Delhi-II K-II- Dwarka L- West Delhi-III	F- South Delhi-I J- South Delhi-II	A- Old City B- City Extn. (Karol Bagh) D- New Delhi
NODAL OFFICERS FOR RECEIVING SUGGESTIONS	Sh. Amit Das, Director (Plg.), DDA Narela, Zone (P-I & P-II), 11th Floor, Vikas Minar, New Delhi. Tel: 23370326 E-mail: dirnarela@dda.org.in	Sh. Vinod Sakle, Director (Plg.), DDA, Rohini / PPR Zone (M&N), Deepali Chowk, Sector-3, New Delhi, Rohini Project Office Tel: 27940526 E-mail: dirrohini@dda.org.in	Sh. Tapan Mandal, Director (Plg.), DDA, Zone (E&O), 3rd Floor, Vikas Minar, New Delhi. Tel: 23370932 E-mail: dirtya@dda.org.in	Sh. P.S. Uttarwar, Director (Plg.), DDA Dwarka, Zone (K-I, K-II & L), DDA Office, Manglapuri, Palam Tel: 25036238/ 25035096 E-mail: dirdwk@dda.org.in	Sh. A.K. Manna, Director (Plg.), DDA, Zone (F&H), 4th Floor, Vikas Minar, New Delhi. Tel: 23378167 E-mail: dirap1@dda.org.in	Sh. Partho Dhar, Director (Plg.), DDA, Zone (A&B), 4th Floor, Vikas Minar, New Delhi Tel: 23370097 E-mail: dirap2@dda.org.in
	Mrs. Archana Mahapatra, Director (Plg.), DDA, Zone (C&G), 3rd Floor, Vikas Minar, New Delhi. Tel: 23379139 E-mail: dirplg@dda.org.in	Sh. A.K. Manna, Director (Plg.), DDA, Zone (F&H), 4th Floor, Vikas Minar, New Delhi. Tel: 23378167 E-mail: dirap1@dda.org.in		Mrs. Archana Mahapatra, Director (Plg.), DDA, Zone (C&G), 3rd Floor, Vikas Minar, New Delhi. Tel: 23379109 E-mail: dirplg@dda.org.in	Sh. Chandu Bhutia, Dir. (Plg.) Zone (J), 12th Floor, Vikas Minar, New Delhi Tel: 23378288, Ext. 347 E-mail: dydirplguc@dda.org.in	Sh. Sabyasachi Das, Director (Plg.), DDA, Zone (D), 2nd Floor, Vikas Minar, New Delhi. Tel: 23379043 E-mail: dirplg@dda.org.in

- All the suggestions received by DDA till 31.01.2012 may be viewed on DDA website referred in Para 1 above.
- All suggestions received till 30th April 2012 will be considered.



Ministry of Urban Development
Government of India
www.urbandevelopment.gov.in

**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/-
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			<p>(c)Additional Coverage beyond Permissible height as per 23.07 .98 but within 15 meters.</p> <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/-
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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.	<p>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:</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> <p>The applicant is liable to pay mixed land Use charges in addition to FAR charges.</p>	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/-
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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.	<p>(1)New Construction: Rs.3500/-</p> <p>(2)Regularization of Unauthorized construction:</p> <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

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

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No. 2245]

नई दिल्ली, बुधस्वतिवार, अक्टूबर 28, 2010/कार्तिक 6, 1932

NEW DELHI, THURSDAY, OCTOBER 28, 2010/KARTIKA 6, 1932

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

अधिसूचना

नई दिल्ली, 28 अक्टूबर, 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।

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।

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

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

NOTIFICATION

New Delhi, the 28th October, 2010

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

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.

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

D. SARKAR, Commr.-cum.Secy.

HEALTH CENTRE/NURSING HOME (073 & 074)

Maximum ground coverage	33.33%
Maximum floor area ratio	100
Maximum height	¹ [15 m]

²[Basement shall be as in case of Hospital.]

NURSERY SCHOOL (080)

Maximum ground coverage	33.33%
Maximum floor area ratio	66.66
Maximum height	³ [8 m]

²[Basement below the ground floor and to the maximum extent of ground coverage, and if constructed, shall be counted in FAR.]

PRIMARY SCHOOL (081)

Maximum ground coverage	33%
Maximum floor area ratio	100
Maximum height	¹ [15 m]

Note : School for the handicapped shall have the same norms as the primary school.

SECONDARY SCHOOL/SENIOR SECONDARY SCHOOL/INTEGRATED SCHOOL/INTEGRATED RESIDENTIAL SCHOOL (082, 083, 084 AND 085)

Maximum ground coverage	30%
Maximum floor area ratio	120
Maximum height	¹ [15 m]

COLLEGE (036)

Maximum ground Coverage	25%
Maximum floor area ratio	100
Maximum height	¹ [15 m]

⁴[Note : (i) In case of premises 081 to 086 the total area of the plot shall be divided in (a) school/college building area (b) play field area (c) parking area (d) residential and hostel area in the proportion of the proportion of the area as given for such premises in the section on social infrastructure. The maximum ground coverage and FAR shall be calculated

only on the areas meant for building activities i.e. (a) & (d).

(ii) And if basement is provided the same is to be counted in FAR calculation.]

EDUCATION AND RESEARCH CENTRES (LARGE CAMPUS, I.E., ABOVE 8 HA.).

Large campuses of Universities, Medical and Engineering Colleges and other education and research institutes shall be covered under these regulations. The campus will be divided into three parts and the regulations shall apply, given as follows :

(a) Academic including administration (45% of the total land area)

Maximum ground coverage	20%
Maximum floor area ratio	20
² [Maximum Height	26 m]

Basement below the ground floor and to the max. extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

(b) Residential 25% of the total land area.

This will be developed at a density of 400 pph. gross. The land shall be reserved for residential facilities @ 9.2 sqm. per person. Sub-division regulations as given for group housing shall apply.

(c) Sports and Cultural activities (15% of the total area)

Maximum ground coverage	10%
Maximum floor area ratio	15

(d) Parks and land scape (15% of the total land area); suitable land scape plan to be prepared for this area.

AUDITORIUM/COMMUNITY HALL (099 AND 101)

Maximum ground coverage	35%
Maximum floor area ratio	100
Maximum height	¹ [20 m]

Other Controls :

⁵[(i) Basement upto building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.]

1. Subs. by S.O. 1356, dt. 15-5-1995, for : "14 m."

2. Added by S.O. 1356, dt. 15-5-1995.

3. Subs. by S.O. 1356, dt. 15-5-1995, for : "11 m."

4. Subs. by S.O. 1356, dt. 15-5-1995, for : "Note : In case of premises 081 to 086 the total area of the plot shall be divided in (i) School/College building area (ii) play field area (iii) parking area (iv) residential and hostel area in the proportion of the areas as given for such premises in the section on social infrastructure. The maximum ground coverage and FAR shall be calculated only on the areas meant for building activities, i.e., (i) and (iv)."

5. Subs. by S.O. 1356, dt. 15-5-1995, for : "(i) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR."

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Sl. No.	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
4	Sr. Secondary School	35%	150	18m	challenged, 20% of max. FAR can be utilized for residential use of essential staff and student accommodation. Parking standard: Primary School / Middle School @ 1.33 ECS / 100 sq m of floor area. -Sr. Sec. School @ 2.00 ECS / 100 sqm of floor area. The areas earmarked for parking if misused, liable to be municipalized / taken over. 3. Other controls related to basements etc. are given in the Development Code chapter.
5	School for Mentally challenged	50%	120	18m	
6	School for Physically challenged	50%	120	18m	

Notes:

Pre-Primary Schools / Nursery Schools / Montessary Schools / Creche, Play Schools, are permissible in residential use premises as per Mixed use policy.

Other Controls:

1. In case of new schools, the front boundary wall shall be recessed by 6 m to accommodate visitors parking within setback area.
2. Upto 10% variation in plot size is permitted. Differential norms will be applicable to Special Area, Regularized Unauthorized Colonies, Urban Villages and Resettlement Colonies.
3. Playground shall be developed on pool basis in different areas at neighborhood level.

Table 13.5: Planning Norms and Standards for Education Facilities (Higher Education)

Sl. No.	Category	Pop./unit (approx.)	Plot Area
1	Vocational Training Centre(ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute etc.), Research and Development centre	5.0 lakh	0.4 ha
2	General College	5.0 lakh	As per UGC norms
3	Professional College (Technical)	5.0 lakh	As per the AICTE norms.
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts: a) Academic including Administration (45% of total land area). b) Residential (25% of total land area). c) Sports and Cultural activities (15% of total land area). d) Parks and Landscape (15% of total land area).	4 sites in urban extension.	Upto 20.0 ha

Upto 10% variation in plot size is permitted.

Following planning policy parameters are proposed:

- i) Differential norms and standards for various educational institutes / institutions shall be applicable in the light of the norms of the concerned controlling authorities e.g. University Grants Commission (UGC) / All India Council for Technical Education (AICTE) / Directorate of Education, GNCTD / Central Board of Secondary Education (CBSE) etc.
- ii) Coaching centres / vocational training centres would be permissible in school classes after school hours with (a) prior approval of Competent Authority in the case of schools run by GNCTD or local body and (b) with prior intimation to lessor and payment of fee to be prescribed in the case of schools run privately on leased land. Structured courses leading directly to degree / diploma shall however not be permitted.
- iii) The educational institution premises may be permitted to function in two shifts, subject to statutory approvals and any other conditions that may be stipulated by the relevant competent authority.
- iv) Nursery School may function as part of Primary School / Secondary School / Senior Secondary School, wherever needed. Separate / exclusive Nursery Schools are permitted in residential premises as per the Mixed-use policy.
- v) Requirement of schools and training centres for mentally and physically challenged with differential development norms are given.

Table 13.3: Planning Norms and Standards for Education Facilities

Sl.No.	Category	Population / unit (approx.)	Plot Area
1.	Primary School	10,000	0.2 - 0.4 ha
2.	Sr. Secondary School	10,000	0.6 - 0.8 ha
3.	School for Mentally challenged	10.0 lakh	0.2 ha
4.	School for Physically challenged	10.0 lakh	0.2 ha

Table 13.4: Development Controls for Education Facilities

Sl. No.	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
1	Play School, Coaching Centre, Computer-Training Institute, physical Education Centre etc.	N.A.	N.A.	N.A.	1. Practice of providing dedicated Nursery School plots in the layout plan discontinued as same is permissible in Mixed use. Parking standard @ 1.33 ECS / 100 sq m of floor area.
2	Nursery School	33.33%	100	15m	2. In case of schools for mentally / physically
3	Primary school	30%	120	18m	