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September 8, 2012.

OFFICE OF UDM

Dy. No. 4455

Date 18/9/12

8829

14/9/12

PS to UDM

To,

The Honorable Minister,
Ministry of Urban Development,
Nirman Bhawan,
New Delhi.

18/9/12

17/9

Subject: - Loss of revenue to the tune of million of rupees.

PS to UDM

Dear Sir,

Kindly delve upon the following terms and conditions as laid under chapter 4.4.3 of the MPD 2021 (copy enclosed) and issue appropriate directions to the **Land & Development Office & Local Bodies:-**

- 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.
- xv) Plot owners / allottees seeking regularization of additional height in terms of this notification, will have to pay penalty and special compounding charges notified with the approval of the Government, in addition to betterment levy referred to in para (xiv).

Secy. (UD)

Sir, MPD 2021 was notified on February 2007. The concerned officials were required to prepare the requisite policy guidelines for the implementation of these provisions which on one hand had generated revenue for the government agencies for the development projects and on the other hand it would have relieved the general public from the clutches of the greedy officials.

Yours truly,

Sukh Sagar,
B 61 Sarai Rohilla
Subhadra Colony
Delhi
9911119995

Note:- Enclosed as mentioned above.

AS(UD)

19/9
Div (DD)

Urgent
Pl. Rec.

29/9/12

IB

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.
- (xv) Plot owners / allottees seeking regularization of additional height in terms of this notification, will have to pay penalty and special compounding charges notified with the approval of the Government, in addition to betterment levy referred to in para (xiv).
- (xvi) The amount so collected be deposited in an escrow account by the local body concerned for incurring expenditure for developing parking sites, augmentation of amenities / infrastructure and environmental improvement programmes and a quarterly statement of the income and expenditure of the account shall be rendered by the local bodies to the Government.
- (xvii) Encroachment on public land shall not be regularized and shall be removed before the local body grants sanction for regularization of additional construction or height.
- (xviii) Every applicant seeking sanction or regularization of additional FAR and/ or height shall submit a certificate of structural safety obtained from a structural engineer. Where such certificate is not submitted or the Building is otherwise found to be structurally unsafe, formal notice shall be given to the owner by the local body concerned, to rectify the structural weakness within a reasonable stipulated period, failing which the building shall be declared unsafe by the local body concerned and shall be demolished by owner or the local body.
- (xix) Standard Plans:
There are a number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per the applicable development controls.

B. Residential Plot -Group Housing

Minimum size of plot	3000 sq.m.
Maximum Ground Coverage	33.3%
Maximum FAR	200