



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

सं. 1054] नई दिल्ली, शुक्रवार, मई 10, 2013/वैशाख 20, 1935
No. 1054] NEW DELHI, FRIDAY, MAY 10, 2013/VAISAKHA 20, 1935

MINISTRY OF URBAN DEVELOPMENT
(Delhi Division)
NOTIFICATION

New Delhi, the 10th May, 2013

S.O. 1199(E).— Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 2554 (E), dated 26-10-2012 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (6 of 1957) inviting objections/suggestions as required by sub-section (3) of section 11A of the said Act, within ninety days from the date of the said notice.

2. Whereas, objections/suggestions received with regard to the proposed modifications have been considered by a Board of Enquiry and Hearing, setup by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority.

3. Whereas, the Central Government has, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of section 11A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of the Notification in the Gazette of India:

Modification:

S. No	Para/Clause No. of MPD-2021	Modifications												
1	Para 3.2 (MPD-2021)	The following shall be added at the end of and in continuation of Para 3.2— “However, the land pockets of minimum 0.4 ha (4000 sq m) may be developed in areas separately Notified as Low Density Residential Area”. Relaxation in the minimum size of plot shall be allowed to the extent of land which Farm owners have surrendered for road widening/public facility to MCD/Local authority causing land holding less than 1 acre.”												
2	Table 4.3-Uses / Use Activities Permitted in use premises													
	<table border="1"> <thead> <tr> <th>Use Premises</th> <th>Definition</th> <th>Use / Use Activities Permitted</th> <th>Use Premises</th> <th>Definition</th> <th>Use / Use Activities Permitted</th> </tr> </thead> <tbody> <tr> <td>Farm House</td> <td>A dwelling house on farm</td> <td>Farm House, watch and ward/ Servant quarter (up to 60 sq m)</td> <td>Low Density Residential Plot</td> <td>Existing Farm Houses in urban extension regularized as per Policy and new Low Density Residential Plots to be permitted in the green belt and in Low Density Residential Area in the Urban Extension</td> <td>Low Density Residential/ Housing Plots, service Personnel Residence, watch and Ward residence, subject to further uses as per Para 4.4.3.G.</td> </tr> </tbody> </table>	Use Premises	Definition	Use / Use Activities Permitted	Use Premises	Definition	Use / Use Activities Permitted	Farm House	A dwelling house on farm	Farm House, watch and ward/ Servant quarter (up to 60 sq m)	Low Density Residential Plot	Existing Farm Houses in urban extension regularized as per Policy and new Low Density Residential Plots to be permitted in the green belt and in Low Density Residential Area in the Urban Extension	Low Density Residential/ Housing Plots, service Personnel Residence, watch and Ward residence, subject to further uses as per Para 4.4.3.G.	
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3	Para 4.4.3 (G) Farm House:		Low Density Residential Area		
<p>Maximum Floor area</p> <p>Maximum Height</p>	Plot Area		(i)	Minimum Plot Area	0.4 hectare
	1.0 ha and above but less than 2.0 ha	2.0 ha and above	(ii)	Max. FAR	<ul style="list-style-type: none"> - 20 (without any charges) - above 20- upto 30 (with additional charges to be notified by the competent authority) - For Plots more than 1 acre, the portions remaining (if any) after plot subdivision will get the benefit of FAR only on prorata basis
	100 sq m	150 sq m			
	6 m (Single storey)	6 m (Single storey)	(iii)	Max height	12 meter
			(iv)	Min width of continuous road in front	6 meter*
			(v)	Min green area	50%
			(vi)	Dwelling units permitted	<ul style="list-style-type: none"> -Number of units to be restricted by the FAR permissible. -EWS unit of 60 sq m per acre in addition to permitted FAR.
Other Controls:			Other Controls:		
<ul style="list-style-type: none"> (i) Setback in dwelling house should be 15 m away from any boundary line of the property. (ii) Where the property abuts to urban road, the dwelling house building setback from the centre line of that road should be 30 m. (iii) No dwelling unit should be built within 400 m of the right of way of any National Highway. 			<ul style="list-style-type: none"> (i) Where the property abuts urban road, the dwelling house building should be setback from the centre line of that road by 30 m. Where the property abuts village road, the building setback from the centre line of that road should be 15 m in the front side and 5 meters on three sides. (ii) For dwelling unit on National Highway, the prescribed norms of NHAI will be applicable. (iii) For infrastructure roads etc. land holders will be required to cede land to enable the building up of infrastructure after Public Notice and hearing by the Authority. (iv) Every Part of the building including the basement used for normal habitation will be counted in FAR. Basement used for recreational purpose, home office, storage, parking, services and utilities installation will not be counted in FAR. (v) Pool/pond/water bodies are permitted and excluded from FAR and setback norms. (vi) The watch & ward guard unit will be permitted adjacent to boundary or entrance gate as per provision for Building Byelaws and it is to be excluded from the FAR and setback norms. (vii) For Plots 0.4 to 2 hectare the use activities such as Fitness/wellness Centers, Naturopathy Clinics may be allowed subject to the condition that minimum 50% of Plot area be left for soft parking and landscaping. For activities permitted, provision for parking must be ensured within the plot. 		

		<p>(viii) Apart from use/activities permitted in (vii) above, for plots more than 2.0 ha (5 acres) located on roads of minimum width of 18 m, use/activities such as recreational/club may be allowed subject to the conditions that minimum 50% of plot area be left for soft parking, maximum 25% plot area for landscaping and maximum 25% of the plot area for functions/building purposes.</p> <p>(ix) No Low density residential premises would be built on lands notified for acquisition, the legality of which has been upheld by the Hon'ble Supreme Court, except if it falls within the boundary of an unauthorised colony listed for regularization as per Union Government's decision of 8th February, 2007 in accordance with the regulations No. S.O. 683(E) dated 24-03-2008 pertaining to regulation of Unauthorised Colonies or unless the acquisition is denotified.</p> <p>(x) Rain water harvesting and waste water recharging shall be mandatory with provision for storage for surface run-off water to improve the depleting ground water levels.</p>
4	Table 9.4-Permission of use premises in sub use Zones Row, S. No. 1. Column No. 3- (MPD-2021) "Farm House"	"Low Density Residential Plots"
5	Table 9.4-Permission of use premises in sub use Zones Row, S. No. 2. Column No. 3- Approved Farm houses sanctioned prior to 1-08-90 may continue	Approved Farm houses sanctioned prior to 1.08.90 or subsequently if approved by MCD, as per the policy applicable for regularisation of the existing farm houses subject to necessary clearances from the Central Empowered Committee of Supreme Court and the Ridge Management Board of GNCTD are allowed.

* In certain cases where access to Farm Houses/Country Homes is only by private road or exceptionally restricted by the Dead end Road, the Road width will be governed as per the sanctioned layout plan. For the purpose of subdivision of land which is minimum 2 acres and above, an internal road of minimum width 6 m may be planned as a feeder to the subdivided plots (of minimum 1 acre each). Such plots will get benefit of FAR and Ground Coverage on proportionate land surrendered for planning of such roads. Necessary provision shall be made by the plot owner for parking of emergency vehicles like Police, Ambulance, Fire tender etc.

Owner is required to submit an undertaking along with proposal and plans for sanction of Country Home to Local Authority about his willingness to surrender land for road widening. Reference of this undertaking shall be recorded on plan by Local Authority while releasing the plan.

[No. K-12016/3/2008-DD-I]

SUNIL KUMAR, Under Secy.