

 <b>DELHI DEVELOPMENT AUTHORITY</b>					
(MASTER PLAN SECTION) PUBLIC NOTICE					
The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021, under Section-11 (A) of Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023, within a period of <b>thirty days</b> from the date of issue of this Notice. The person making the objections or suggestions should also give his/her name, address and telephone/contact number(s) which should be readable.					
<b>Modifications:</b>					
<b>MPD 2021</b>					
<b>Para/Clause No Existing Provisions</b>			<b>Proposed Amendments/Modifications</b>		
<b>CHAPTER 4.0 - SHELTER</b>					
<b>Table 4.3-Uses / Use Activities Permitted in use premises</b>			<b>Table 4.3-Uses / Use Activities Permitted in use premises</b>		
Use Premises	Definition	Use/Use Activities Permitted	Use Premises	Definition	Use/Use Activities Permitted
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 Low Density Residential Area in 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.	Low Density Residential Plot	Existing Farm Houses in urban extension (both within and outside LDRA villages which had come up prior to 07.02.2007) regularized as per Policy and new Low Density Residential Plots in the green belt and Low Density Residential Area in 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.
<b>Para 4.4.3 (G)</b>					
<b>Low Density Residential Area</b>			<b>Low Density Residential Plot</b>		
(ii)	Max. FAR	- 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 sub-division will get the benefit of FAR only on prorata basis.	(ii)	Max. FAR	- 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 sub-division will get the benefit of FAR only on prorata basis. <b>- The maximum limit for FAR on any plot larger than 1.0 Ha (2.5 acres) to be as admissible on the plot size of 1.0 ha. i.e. max 3000 sqmt.</b>
(iv)	Min width of continuous road in front.	6 meter*	(iv)	Min width of continuous road in front.	- 6 meter ( <b>refer other controls-pt (xi)</b> )
(vi)	No. of main dwelling units permitted	- Two Dwelling Units on LDRA plot of one acre (0.40 ha.) may be permitted with FAR of 20 and for additional 10 FAR i.e. from 20 to 30 one additional Dwelling Unit is allowed subject to payment of requisite charges as approved and notified by the Government of India - EWS units of 60 sqmt per acre in addition to permitted FAR	(vi)	No. of main dwelling units permitted	- Two Dwelling Units on LDRA plot of one acre (0.40 ha.) may be permitted with FAR of 20 and for additional 10 FAR i.e. from 20 to 30 one additional Dwelling Unit is allowed subject to payment of requisite charges as approved and notified by the Government of India <b>- Dwelling Units as separate buildings on the plot are allowed without any boundary wall in between the separate buildings and without any subdivision/ alienation of plot.</b> - EWS / <b>Community Service Personnel</b> unit of 30 sq.mt per main dwelling unit in addition to permitted FAR
(vii)	No Provision		(vii)	Max.Ground coverage (excluding EWS / Community Service Personal	30 %
<b>Other Controls:</b> (i) Where the property abuts urban road, the dwelling house building should be setback from the centre line of that road by 30m. Where the property abuts village road, the building setback from the centre line of that road should be 15m in the front side and 5 meters on three sides			<b>Other Controls:</b> <b>(i) Minimum setback requirements shall be 10 mts on front side abutting the approach road and 5 mts on other three sides.</b>		
<b>(viii)</b> A part 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 / activates 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.		<b>(viii)</b> Apart from use / activities permitted in (vii) above, for plots more than 2.0 ha (5 acres) <b>which have direct access from minimum width of 18 mts wide main road</b> , use / activities such as recreational / club/ <b>commercial social functions such as marriages</b> may be allowed subject to the following conditions/ restrictions as under: <b>(a) Low Density Residential Plot should have minimum 40% of the plot area for parking space inside the boundary wall. (b) The parking area within the Low Density Residential Plot should be properly demarcated. (c) The Low Density Residential Plot shall not be located at a road which ends in dead-end. (d) There will be separate entry and exit gates for such functions, with minimum 15 mts. distance between them. (e) The guidelines of Ministry of Urban Development, Government of NCT of Delhi, Delhi Police, Delhi Fire Service (DFS), concerned local bodies and Delhi Disaster Management Authority (DDMA) for safety etc. shall be ensured by the Owner.</b>			
<b>(xi)</b> No Provision		<b>(xi)</b> In certain cases where access to farm houses / low density residential plot is only by private road, the entry and exit requirements shall be governed as per the road geometry illustrations to be prescribed by DDA separately from time to time, in consultation with Delhi Fire Services. For the purpose of subdivision of land which is minimum 2 acres and above, an internal road of minimum width 6mt 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. While sanctioning the plans, concerned local bodies shall ensure that the owner surrenders the land required for making provisions with respect to smooth circulation / movement / negotiation of emergency vehicles at intersections, corners, Kinks and Entrance as per the road geometry illustrations to be prescribed by DDA separately from time to time, in consultation with Delhi Fire Services. <b>Owner is required to surrender land to conform to road geometry illustrations to be prescribed by DDA separately from time to time, in consultation with Delhi Fire Services along with submission of plans for sanction of low density residential plot to concerned local body.</b>			
<b>Para/Clause No Existing Provisions</b>			<b>Proposed Amendments/Modifications</b>		
* 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 6m 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.			<b>To be replaced as pt (xi) in Other Controls</b>		

2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above. The text indicating the proposed modification is also available on DDA's website i.e. [www.dda.org.in](http://www.dda.org.in)

File No : **F.3(103)/96-MP**  
Dated : 22.02.2016  
New Delhi

**Sd./-**  
**(D. Sarkar)**  
**Commissioner-Cum-Secretary**  
**Delhi Development Authority**

**Please visit DDA's Website - [www.dda.org.in](http://www.dda.org.in) or Dial Toll Free No. 1800-110332**

**press reader** Printed and distributed by PressReader  
PressReader.com ♦ +1 604 278 4604  
© 2010-2015 PRESSREADER.COM. ALL RIGHTS RESERVED. COPYRIGHT AND PROTECTED BY APPLICABLE LAW

