



2928  
2616/18

**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION,**  
**6<sup>TH</sup> FLOOR, VIKAS MINAR,**  
**I.P. ESTATE, NEW DELHI - 110002**  
**Ph. No. - 011- 23370507**

No.F.1 (02)2012/MP/131

Date: 22.06.2018

**Sub: Circulation of Notification.**

Please find enclosed herewith a copy of the Notification for your reference and necessary action, the detail is as under:

1. **S.O. 3026 (E) dated 21.06.2018** Extraordinary Gazette Notification regarding Amendments in Development Control Norms of Shop-Cum-Residential Plots in MPD-2021.  
F. 03(10)2014/MP
2. **S.O. 3027 (E) dated 21.06.2018** Extraordinary Gazette Notification regarding Norms for Redevelopment of Godowns Clusters existing in Non- Conforming Areas - as a modification to MPD - 2021.  
F. 03(84)2010/MP

**Encl: As above.**

*Uttam Gupta*  
 (Uttam Gupta) 22/06/2018  
 Dy. Director (Pig.) MP

**Copy to:**

- 201-7/18  
Shashi Bhus
1. Chief Planner, TCPO, IP Estate, New Delhi
  2. Commissioner MCD / South Civic Centre, Minto Road, New Delhi
  3. Commissioner MCD / North Civic Centre, Minto Road, New Delhi
  4. Commissioner MCD / East Udyog Sadan, Patparganj, Delhi.
  5. Spl. Secretary to L.G., Delhi
  6. Pr. Commissioner (Housing), DDA
  7. Pr. Commissioner (LD), DDA
  8. Pr. Commissioner (LM), DDA
  9. Secretary, DUAC, India Habitat Centre, Lodhi Road, New Delhi.
  10. Pr. Secretary (UD), GNCTD, Delhi Sectt, New Delhi.
  11. Commissioner-cum-Secretary, DDA
  12. Chief Architect CPWD, 3<sup>rd</sup> floor, A-Barrack, Nirman Bhawan, New Delhi.
  13. Chief Architect, NDMC, Palika Kendra, New Delhi
  14. Chief Town Planner MCD / South Civic Centre, Minto Road, New Delhi.
  15. Chief Town Planner MCD / North Civic Centre, Minto Road, New Delhi.
  16. Chief Town Planner MCD / East, Udyog Sadan, Patparganj, Delhi.
  17. Land & Development Officer, Nirman Bhawan New Delhi
  18. Dy. Secretary (UC), GNCTD, Delhi Sectt. New Delhi

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19. Under Secretary (DD), GOI, MoUD, Nirman Bhawan, New Delhi.
20. Commissioner (LM), DDA, Vikas Sadan, INA New Delhi
21. Chief Architect, HUPW, DDA
22. Addl. Commr. (Landscape), DDA
23. Addl. Commr (Plg.) UTTIPEC, DDA
24. Addl. Commr (Plg.) AP-II, DDA
25. Director (Plg) MP
26. Director (Plg.) AP-I
27. Director (Plg.) AP-II
28. Director (Plg.) AP-III
29. Director (Plg.) Land Pooling
30. Director (Plg.) Dwk, Zone K-I, K-II & L
31. Director (Plg.) Narela, Zone P-I & P-II
32. Director (Plg.) Rohini, Zone M & N
33. Director (PR), DDA
34. Director (System), DDA
35. P.S to Commissioner (Plg.), DDA
36. Concerned File No. (s)
37. Guard file.



# 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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नई दिल्ली, बुधस्वतिवार, जून 21, 2018/ज्येष्ठ 31, 1940

No. 2289]

NEW DELHI, THURSDAY, JUNE 21, 2018/JYAISTHA 31, 1940

आवासन और शहरी कार्य मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 21 जून, 2018

का.आ. 3026(अ).—यतः केन्द्र सरकार का दिल्ली मुख्य योजना-2021 के संबंध में जिन कतिपय संशोधनों का प्रस्ताव था, उन्हें दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 44 के उपबंधों के अनुसार दिल्ली विकास प्राधिकरण द्वारा दिनांक 03.02.2018 के का.आ. 508(अ) के तहत सार्वजनिक सूचना के रूप में भारत के राजपत्र, असाधारण में प्रकाशित किया गया था जिसमें उक्त नोटिस की तारीख से तीन (03) दिन के अंदर उक्त अधिनियम की धारा 11 क की उप-धारा(3) द्वारा यथा अपेक्षित आपत्तियां/सुझाव आमंत्रित किए गए थे [ दिनांक 31.01.2018 की अधिसूचना जीएसआर-101 (अ.) के अनुसार] जिसे दिनांक 06.02.2018 की का.आ. 532 (अ) के तहत दो (02) दिन तक आगे बढ़ाया गया था।

2. यतः प्रस्तावित संशोधन के संबंध में व्यक्तियों, आरडब्ल्यूए, व्यापारियों/बाजार संघों, गैर सरकारी संगठनों और सार्वजनिक प्रतिनिधियों से प्राप्त 620 आपत्तियों/सुझावों पर दिल्ली विकास प्राधिकरण द्वारा गठित जांच और सुनवाई बोर्ड द्वारा विचार कर लिया गया है और दिल्ली विकास प्राधिकरण की बैठक में अनुमोदन भी प्रदान कर दिया है।

3. यतः एमसी मेहता बनाम भारत संघ और अन्य शीर्षक वाली रिट याचिका (सिविल) संख्या 4677/1985 में दिनांक 06.03.2018 के अपने आदेश के तहत माननीय उच्चतम न्यायालय ने दिल्ली मुख्य योजना के संशोधनों में आगे प्रगति पर रोक लगा दी जिसके परिणामस्वरूप प्रस्तावित संशोधनों पर केन्द्र सरकार द्वारा विचार नहीं किया जा सका और इसे अधिसूचित नहीं किया जा सका।

4. यतः माननीय उच्चतम न्यायालय ने उपरोक्त न्यायालय मामले में दिनांक 15.05.2018 के अपने आदेश के तहत केन्द्र सरकार को 15 दिन की और अवधि के लिए सार्वजनिक क्षेत्र में डीडीए द्वारा प्रस्तावित संशोधनों को प्रस्तुत करने हेतु केन्द्र सरकार को निदेश दिया, जिसमें जनता को प्रस्तावित संशोधनों पर आपत्तियां/सुझाव देने का अवसर प्रदान किया गया।

		5.6.10 यदि आस-पास में कोई प्राकिंग सुविधा उपलब्ध नहीं है, तो संबंधित स्थानीय निकाय ऐसे क्षेत्रों को पेडेस्ट्रियन शॉपिंग स्ट्रीट्स/क्षेत्र के रूप में घोषित करेगा। सार्वजनिक यातायात प्राधिकरण इन क्षेत्रों में अंतिम गंतत्व स्थल तक कनेक्टिविटी सुनिश्चित करेगा।
2.	पैरा 15.7 अन्य कार्यकलाप	
		निम्नलिखित बिन्दु अ. को पैरा 15.7.1 के अंतर्गत झ के बाद जोड़ा जाए: अ. अन्य सेवाओं, जो आवासीय क्षेत्रों में प्रदूषण रहित, गैर-हानिकारक और विधि द्वारा निषेध नहीं है, की अनुमति दी जाएगी। इसमें दिव्यांग व्यक्तियों द्वारा उनकी व्यक्तिगत कौशल निपुणताओं के अनुसार शुरू की गई गतिविधियाँ शामिल होंगी।
3	पैरा 15.9 मिश्रित उपयोग परिसरों का पंजीकरण और प्रभारों का भुगतान	
	15.9 (v) इस अधिसूचना की शर्तों का उल्लंघन होने पर अथवा पंजीकरण के बिना मिश्रित भूमि उपयोग के अंतर्गत पाई गई संपत्ति के मामले में संगत अधिनियम के अंतर्गत अन्य दण्डात्मक कार्रवाई के अलावा मिश्रित उपयोग के लिए वार्षिक परिवर्तन प्रभारों की 10 गुणा राशि दंड राशि के रूप में स्थानीय निकाय को भुगतान करनी होगी।	इस अधिसूचना की शर्तों का उल्लंघन होने पर अथवा पंजीकरण के बिना मिश्रित भूमि उपयोग के अंतर्गत पाई गई संपत्ति के मामले में संगत अधिनियम के अंतर्गत अन्य दण्डात्मक कार्रवाई के अलावा मिश्रित उपयोग के लिए वार्षिक परिवर्तन प्रभारों की 1.5 गुणा राशि दंड राशि के रूप में स्थानीय निकाय को भुगतान करनी होगी।
4.	पैरा 15.12 व्यावसायिक सड़कों और क्षेत्र	
	15.12.3 (vii) ऐसी सड़कों पर बेसमेंट में व्यावसायिक गतिविधि को भवन निर्माण उप विधि, ढांचागत सुरक्षा, अग्नि सुरक्षा अनापत्ति के संबंधित प्रावधानों की शर्त पर अनुमति दी जाएगी। तथापि, यदि बेसमेंट के ऐसे प्रयोग से भूखंड का एफ.ए.आर. अधिक होगा तो उस बड़े हुए एफ.ए.आर. का प्रयोग किया जा सकता है, लेकिन उसके लिए सरकार के अनुमोदन से निर्धारित उचित प्रभारों का भुगतान करना होगा।	ऐसी सड़कों/क्षेत्रों (बाद में सी.सी./एल.एस.सी./सी.एस.सी. के रूप में नामित) पर बेसमेंट में व्यावसायिक गतिविधि को भवन निर्माण उप विधि, ढांचागत सुरक्षा, अग्नि सुरक्षा अनापत्ति के संबंधित प्रावधानों की शर्त पर अनुमति दी जाएगी। तथापि, यदि बेसमेंट के ऐसे उपयोग से भूखंड का स्वीकार्य एफ.ए.आर. अधिक होगा तो उस बड़े हुए एफ.ए.आर. का उपयोग किया जा सकता है, लेकिन उसके लिए सरकार के अनुमोदन से निर्धारित उचित प्रभारों का भुगतान करना होगा।

[फा. सं. के-12011/4/2018-डीडी-I]

अनिल कुमार, अवर सचिव

## MINISTRY OF HOUSING AND URBAN AFFAIRS

(DELHI DIVISION)

## NOTIFICATION

New Delhi, the 21st June, 2018

S.O. 3026(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021(MPD), were published in the Gazette of India, Extraordinary, as Public Notice S.O. 508(E) dt. 03.02.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within three (03) days from the date of the said notice (as per notification G.S.R. 101(E) dated 31.01.2018) which was further extended by two (02) days vide S.O. 532(E) dated 06.02.2018;

2. Whereas, 620 numbers of objections/suggestions received from individuals, RWAs, Traders /Market Associations, NGOs and public representatives with regard to the proposed modification have been considered by the Board of Enquiry and Hearing, set up by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority;
3. Whereas, the Hon'ble Supreme Court vide its order dated 06.03.2018 in Writ Petition (Civil) No. 4677/1985 titled MC Mehta vs. Union of India & Ors, had stayed further progress in the amendments to MPD in view of which the proposed modifications could not be considered and notified by the Central Government;
4. Whereas, the Hon'ble Supreme Court vide its orders dated 15.05.2018 in the above court case directed the Central Government to put up the modifications proposed by DDA in public domain for another period of 15 days, giving opportunity to the public to give objections / suggestions on the proposed modifications;
5. Whereas, in compliance of the above mentioned orders of Hon'ble Supreme Court, modifications which the Central Government proposed to make in the Master Plan for Delhi-2021, were again published in the Gazette of India, Extraordinary, as Public Notice S.O. 2151(E) dt. 26.05.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions, within fifteen (15) days from the date of the said notice;
6. Whereas, within the said prescribed period, 814 numbers of objections / suggestions received with regard to the proposed modification have been considered by the Board of Enquiry and Hearing set up by the Delhi Development Authority.
7. Whereas, the proposal along with the recommendations of the Board of Enquiry and Hearing were placed in the meeting of Delhi Development Authority on 19.06.2018. The proposal as approved by the Delhi Development Authority was forwarded for consideration of Central Government;
8. Whereas, the Central Government has, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021;
9. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A 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 this Notification in the Gazette of India.

**Modifications:**

Sl. No.	MPD-2021	
	Existing Provision	Amendments/Modifications
1.	Para 5.6 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC)/ CONVENIENCE SHOPPING CENTRE (CSC)	
	<p>5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.</p> <p>FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will</p>	<p>5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar or such other colonies which existed prior to MPD-1962 but were not included in the Master Plan of Delhi (subject to documentary proof) having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment the maximum FAR equivalent to residential plot as per the residential plotted development given under Para 4.4.3 shall be applicable on the entire plot of LSC/CSC as a comprehensive scheme. Parking to be provided as per MPD-2021 norms.</p> <p>5.6.3 Shop-cum-residence complexes (Shop-cum-residence plots / shop plots) later designated as CC/LSC/CSC (as already earmarked / shown in the respective Zonal Development Plans / Sub-Zonal Plans or to be declared / notified by ULBs / GNCTD) shall be allowed to continue with the activities permissible in the Local Shopping Centre with the following conditions:</p> <p>a. FAR of such plot shall be as prescribed for respective</p>

be no insistence for levy of any conversion charges".

size of the residential plotted development or lease deed / conveyance deed / sale deed / allotment conditions, whichever is more. However, in case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sq.m and upto 250 sq.m., such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges amounting to 1.5 times the applicable charges.

b. Payment of use conversion charges from "Residential" to "Commercial" shall be applicable as prescribed with the approval of Government.

c. LSCs, CSCs and shop plots which are already under commercial use zone are not be liable to pay any conversion charges.

d. Commercial establishments / shop plots under the above category not having any deviation from already approved layout plans / lease deed / conveyance deed / sale deed are not be liable to pay any additional charges.

e. Additional FAR shall be permitted on payment of additional FAR charges, as applicable.

5.6.4 Other existing shop-cum-residence plots shall also be allowed to continue with original permitted use with the FAR of residential plotted development. The upper floors can be converted to commercial use after paying the applicable charges.

5.6.5 The basement shall be permitted in shop-cum-residence plots / complexes later designated as CC/LSC/CSC subject to relevant provisions under mixed use regulations. If such use of basement leads to exceeding the permissible FAR on the plot, such excess FAR shall be subject to payment of applicable charges prescribed with the approval of Government.

5.6.6 In all the above cases, owner shall obtain the approval of revised building plans for any addition / alteration / new construction / conversion from the concerned local body subject to all statutory clearances w.r.t. relevant provisions of building bye laws, structural safety, fire safety etc.

5.6.7 Parking provisions shall be as per prevailing norms for residential plotted development and as stipulated in para 5.6.8 and para 5.6.9. One time parking charges shall be paid either as down payment or in maximum four installments subject to payment of applicable charges as prescribed with the approval of Government.

5.6.8 In order to meet the parking requirements, concerned local bodies along with concerned traders / establishments / RWAs shall identify and develop the land for providing shared / common parking. 5% additional Ground Coverage shall be permissible within the scheme area for the provision of public parking.

5.6.9 In order to promote parking, the owner of the plot will be allowed to amalgamate the plots upto minimum plot size of 1000 sq.m, to provide additional parking on the amalgamated plot. Such plots shall be entitled for a rebate of 50% in conversion charges.

5.6.10 In case there is no parking facility available in the vicinity, concerned local body may declare such areas as pedestrian shopping streets / areas. Public transport authority shall ensure last mile connectivity to these areas.

2.	<b>Para 15.7 OTHER ACTIVITY</b>	
		Following point j. be added under Para 15.7.1 after i.: j. Other activities which are non-polluting, non-hazardous and not prohibited by law in residential areas shall be permitted. This shall include the activities carried out by the differently-abled persons as per their individual skill sets.
3.	<b>Para 15.9 REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES</b>	
	15.9 (v) In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use.	In addition to other penal action available under the relevant act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 1.5 times the applicable charges for mixed use.
4.	<b>Para 15.12 COMMERCIAL STREETS AND AREAS</b>	
	15.12.3 (vii) Commercial activity in basement on such streets shall be permitted, subject to relevant provisions of building bye laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.	Commercial activity in basement on such streets / areas (later designated as CC/LSC/CSC) shall be permitted, subject to relevant provisions of building bye-laws, structural safety and fire safety clearance etc. However, if such use of basement leads to exceeding the permissible FAR on the plot, such excess FAR shall be used subject to payment of appropriate charges as prescribed with the approval of Government.

[F. No. K-12011/4/2018-DD.I]

ANIL KUMAR, Under 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

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नई दिल्ली, बृहस्पतिवार, जून 21, 2018/ज्येष्ठ 31, 1940

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NEW DELHI, THURSDAY, JUNE 21, 2018/JYAISTHA 31, 1940

आवासन और शहरी कार्य मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 21 जून, 2018

का.आ. 3027(अ).—यतः केन्द्र सरकार का दिल्ली मुख्य योजना -2021 के संबंध में जिन कतिपय संशोधनों का प्रस्ताव था, उन्हें दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा-44 के उपबंधों के अनुसार दिल्ली विकास प्राधिकरण द्वारा दिनांक 03.02.2018 के का.आ. 509(अ) के तहत सार्वजनिक सूचना के रूप में भारत के राजपत्र, असाधारण में प्रकाशित किया गया था जिसमें उक्त नोटिस की तारीख से तीन (03) दिन के अंदर उक्त अधिनियम की धारा 11-क की उप-धारा(3) द्वारा यथा अपेक्षित आपत्तियां/सुझाव आमंत्रित किए गए थे [ दिनांक 31.01.2018 की अधिसूचना जीएसआर 101 (अ) के अनुसार] जिसे दिनांक 06.02.2018 की का.आ. 533 (अ) के तहत दो (02) दिन तक आगे बढ़ाया गया था।

2. यतः प्रस्तावित संशोधन के संबंध में व्यक्तियों, आरडब्ल्यूए, व्यापारियों/बाजार संघों, गैर सरकारी संगठनों और सार्वजनिक प्रतिनिधियों से प्राप्त 121 आपत्तियों/सुझावों पर दिल्ली विकास प्राधिकरण द्वारा गठित जांच और सुनवाई बोर्ड द्वारा विचार कर लिया गया है और दिल्ली विकास प्राधिकरण की बैठक में अनुमोदन भी प्रदान कर दिया है।

3. यतः एमसी मेहता बनाम भारत संघ और अन्य शीर्षक वाली रिट याचिका (सिविल) संख्या 4677/1985 में दिनांक 06.03.2018 के अपने आदेश के तहत माननीय उच्चतम न्यायालय ने दिल्ली मुख्य योजना के संशोधनों में आगे प्रगति पर रोक लगा दी जिसके परिणामस्वरूप प्रस्तावित संशोधनों पर केन्द्र सरकार द्वारा विचार नहीं किया जा सका और इसे अधिसूचित नहीं किया जा सका।

4. यतः माननीय उच्चतम न्यायालय ने उपरोक्त न्यायालय मामले में दिनांक 15.05.2018 के अपने आदेश के तहत केन्द्र सरकार को 15 दिन की और अवधि के लिए सार्वजनिक क्षेत्र में डीडीए द्वारा प्रस्तावित संशोधनों को प्रस्तुत करने हेतु केन्द्र सरकार को निदेश दिया, जिसमें जनता को प्रस्तावित संशोधनों पर आपत्तियां/सुझाव देने का अवसर प्रदान किया गया।



6.4.2.7. गोदाम क्लस्टर पुनर्विकास स्कीम के लिए निम्नलिखित क्षेत्र पात्र नहीं होंगे। बंगली जोन (नई दिल्ली एवं सिविल लाइन्स) रिज नदी तल (जोन-0) जलाशयों के निकट के क्षेत्र, नहरें, सुरक्षा की दृष्टि से संवेदनशील क्षेत्र, संरक्षण तथा विरासत क्षेत्र, आरक्षित/संरक्षित वन, डीडीए प्लैट, सहकारी समूह आवास सोसाटियों, सरकारी प्लैट/बंगलों/नियोक्ता आवास आवि तथा उनके सन्निकट समकक्ष।

[फा. सं. के-12011/5/2018-डीडी-1]

अनिल कुमार, अवर सचिव

## MINISTRY OF HOUSING AND URBAN AFFAIRS

(Delhi Division)

### NOTIFICATION

New Delhi, the 21st June, 2018

S.O. 3027(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021(MPD), were published in the Gazette of India, Extraordinary, as Public Notice S.O. 509(E) dt. 03.02.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within three (03) days from the date of the said notice ( as per notification GSR 101(E) dated 31.01.2018) which was further extended by two (02) days vide S.O. 533(E) dated 06.02.2018;

2. Whereas, 121 number of objections / suggestions received from individuals, RWAs, NGOs and public representatives with regard to the proposed modification have been considered by the Board of Enquiry and Hearing, set up by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority;

3. Whereas, the Hon'ble Supreme Court vide its order dated 06.03.2018 in Writ Petition (Civil) No. 4677/1985 titled MC Mehta vs Union of India & Ors, had stayed further progress in the amendments to MPD in view of which the proposed modifications could not be considered and notified by the Central Government;

4. Whereas, the Hon'ble Supreme Court vide its orders dated 15.05.2018 in the above court case directed the Central Government to put up the modifications proposed by DDA in public domain for another period of 15 days, giving opportunity to the public to give objections / suggestions on the proposed modifications;

5. Whereas, in compliance of the above mentioned orders of Hon'ble Supreme Court, modifications which the Central Government proposed to make in the Master Plan for Delhi-2021, were again published in the Gazette of India, Extraordinary, as Public Notice S.O. 2152(E) dt. 26.05.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions, within fifteen (15) days from the date of the said notice;

6. Whereas, within the said prescribed period, 115 numbers of objections / suggestions received with regard to the proposed modification have been considered by the Board of Enquiry and Hearing set up by the Delhi Development Authority.

7. Whereas, the proposal along with the recommendations of the Board of Enquiry and Hearing were placed in the meeting of Delhi Development Authority on 19.06.2018. The proposal as approved by the Delhi Development Authority was forwarded for consideration of Central Government;

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

9. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A 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 this Notification in the Gazette of India.

**MODIFICATIONS**

Following new Para 6.4 is added in Chapter 6 – Wholesale Trade of Master Plan for Delhi-2021:

**6.4 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS**

The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of "policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing Godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

**6.4.1 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS**

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

6.4.1.1 Stand alone Godown plots which do not form part of any cluster shall be governed with the following conditions:

- i. Stand alone godowns (storage of non polluting / non hazardous materials) shall be allowed only which are having direct access from minimum 30 mtr ROW road.
- ii. In village abadi (laldora area) and extended laldora areas, storage godowns of non-polluting / non-hazardous materials shall be allowed only which are having direct access from
  - a. 9 mtr. RoW with plot size upto 300 sq.m (7.5 mtr. in case the road is defined / approved by the revenue deptt.)
  - b. 12 mtr. RoW for plot size above 300 sqm .
- iii. These godowns shall be allowed subject to fulfillment of parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD.
- iv. The loading / unloading facility from the vehicles shall be provided within the plot.
- v. Owners of stand alone godowns needs to get the plans approved within one year period from the date of this notification. The owners of plots falling in non-conforming areas and existing godowns located on less than 30.0 m will have to shift to the other conforming areas / godown clusters within this one year. Such godowns functioning in non-conforming areas shall have to close down within the above said time period.

6.4.1.2 Non-conforming clusters of godowns / warehousing activities of minimum 2 Ha. contiguous area and having concentration of more than 55 percent of the plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.

After notification of such clusters by the local bodies / GNCTD, the redevelopment scheme will have to be prepared by the society (to be formed by the land owners) based on following norms / conditions and thereafter approval by concerned local body.

- i. The cluster should have direct access from a road of minimum 30mt RoW.
- ii. Formation of group or society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
- iii. Amalgamation and reconstitution of plots shall be permissible for redevelopment within the scheme area.
- iv. Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the society, the identified clusters will be processed for change of land use on receiving the proposal from local body.

- v. Other stipulations shall include:
- About 10% area is to be reserved for circulation / roads / service lanes.
  - About 10% area of semi permeable surface for common parking, idle parking and loading / unloading areas.
  - About 10% of the area to be reserved for associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, lodging and Boarding and informal market areas etc. as per the norms.
  - Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.
  - About 8% of the area shall be reserved for parks / green buffer.
  - Utilities such as ESS, underground water storage tank, rain water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
  - All plots within the scheme should have direct access from road of minimum 12 mts RoW.
- vi. Other provisions / development control norms shall be applicable as prescribed.
- Note: Subject to availability of land for these facility mentioned at v) (a, b, c, e) within godown cluster or in the surrounding area be considered.*
- vii. Requisite conversion charges and any other levies as decided by the Government from time to time (wherever applicable) would be required to be paid to the concerned Authority.
- viii. Redevelopment plans of individual clusters will have to be prepared by the society and thereafter approved by the concerned local authority / MCD. The redevelopment shall be completed within three years from the date of approval of the plans.
- ix. Clusters, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and these godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

#### 6.4.2. OTHER CONDITIONS

6.4.2.1. Development control norms for the godown plot incorporating the risk based classification as per Table 3.2 of UBBL 2016, shall be as follows:

Plot Size (in sq m)	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 500	70	140	Below 15 m	<ul style="list-style-type: none"> <li>Common parking to be provided in case of plots upto 300 sq.m.</li> <li>3 ECS / 100 sq.m. of floor area for plots above 300 sq.m.</li> </ul>
Above 500 - 2000	60	120	Below 15 m	
Above 2000 - upto 10,000	50	100	Below 15 m	
Above 10,000	40	80	Below 15 m	

#### Notes:

- Wherever the building regulations are given for different categories of plots, the covered area and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.
- Conformity to fire safety norms based on Risk based classification as per UBBL 2016; Delhi Fire Services Act.
- Common parking shall be provided for plots up to 300sqmt. size and front setback shall be provided without boundary wall for use of parking and loading / unloading purposes.

4. For plots above 300 sq.m, provision for parking and loading / unloading shall be made by the owners within their plots.

5. Provision / use of basement shall be as per the stipulations of MPD-2021.

6. Workroom / Office (not exceeding 25% of the permissible FAR) related to godown activity within godown premises shall be allowed in a covered permanent structure with proper arrangements of dust and pollution control subject to clearance from statutory bodies.

6.4.2.2. The remaining plot owners shall be allowed to continue with existing use or conversion to godowns or any permissible use as per provisions stipulated in the MPD / UBBL / policy guidelines and after obtaining clearances / permissions from all statutory bodies.

6.4.2.3. All the Redevelopment Schemes under these guidelines shall conform to all the statutory provisions and Master Plan stipulations / UBBL, 2016.

6.4.2.4. The concerned local body and the stakeholders will work out the mechanism for the recovery of stipulated levies / charges.

6.4.2.5. In case of surrender of land for road widening, the FAR of the original plot will be permissible.

6.4.2.6. The implementation of these regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.

6.4.2.7. The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

[F. No. K-12011/5/2018-DD.I]

ANIL KUMAR, Under Secy.