

Master Plan for Delhi, 2041

DELHI DEVELOPMENT AUTHORITY
16.07.2021



Introduction

Delhi Vision 2041

Section 1: ENVIRONMENT

- ENV1 Addressing pollution and climate change
- ENV2 Enhancing Green-Blue Infrastructure

Section 2: ECONOMY

- ECO Places of economic production

Section 3: HERITAGE, CULTURE & PUBLIC SPACES

- HCP1 Managing public spaces better
- HCP2 Managing Delhi’s heritage

Section 4: SHELTER & SOCIAL INFRASTRUCTURE

- SSI1 Strategizing housing supply
- SSI2 Facilitating provision of social infrastructure

Section 5: TRANSPORT & MOBILITY

- MOB1 Improving connectivity and transport infrastructure
- MOB2 Shifting from private to shared mobility
- MOB3 Making Delhi walkable and cyclable
- MOB4 Managing parking in Delhi

Section 6: PHYSICAL INFRASTRUCTURE

- INF1 Making Delhi water secure: water, wastewater and drainage
- INF2 Managing solid waste efficiently
- INF3 Provision of power, gas, telecom and digital infrastructure
- INF4 Disaster preparedness and resilience

Section 7: SPATIAL DEVELOPMENT FRAMEWORK

- DEV1 Development of new areas through Land Pooling
- DEV2 Development in Green Development Area
- DEV3 Urban Regeneration
- DEV4 Transit Oriented Development

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- DCN Development Control Norms

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**URBAN REGENERATION
and
TRANSIT ORIENTED DEVELOPMENT**

TARGETED OUTCOMES

IMPROVE QUALITY OF LIFE

Address issues of aging structures & their safety, improve public facilities to achieve disaster resilience

FACILITATE SUSTAINABLE BUILT ENVIRONMENT

Improve greening, public open space, sustainable urban services, energy efficiency, green mobility, etc.

MAXIMISE POTENTIAL OF STRATEGIC AREAS

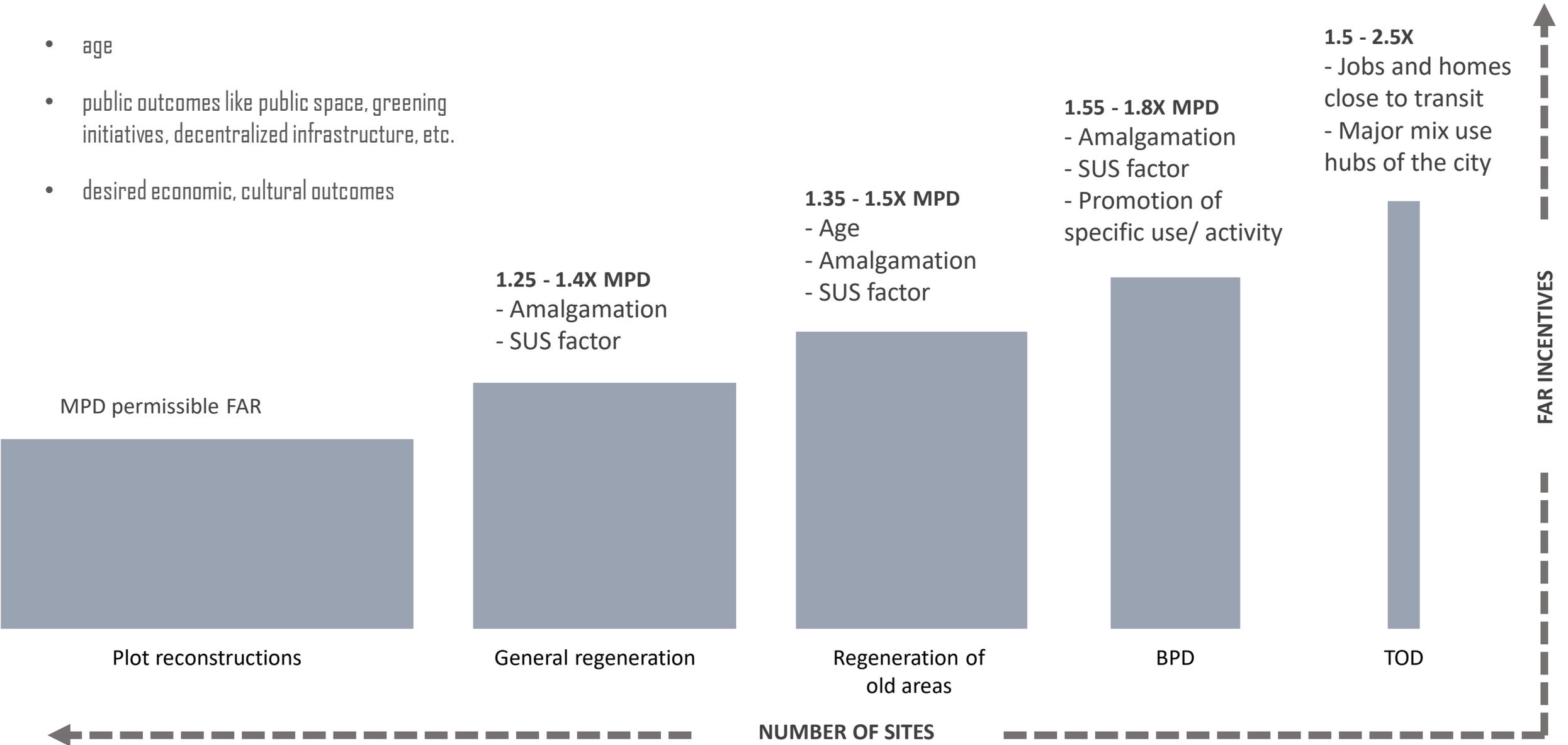
Build upon locational advantages, economic revival. new hubs

OUTCOME-LINKED

Link FAR and other incentives to:

- age
- public outcomes like public space, greening initiatives, decentralized infrastructure, etc.
- desired economic, cultural outcomes

OVERALL FAR LOGIC



PLOT LEVEL RECONSTRUCTIONS

Plotted Housing	Commercial or mixed use street	Non-Hierarchical Commercial Centres, designated CCs/ LSCs/ CSCs and shop-cum-residence plots	Plots with non heritage buildings in Shahjahanabad	JJ Resettlement Colonies
<p>No incentive for regeneration. FAR as per plotted housing</p> <p>Amalgamation up to 64 sqm shall be permitted</p>	<p>Linear amalgamation of 500sqm and above plots permitted</p> <p>Parking within plots</p> <p>1.1X base FAR for parking provision</p>	<p>Original building footprint, circulation, open area to be maintained</p> <p>GC same as existing</p> <p>Amalgamation of 2 adjoining properties shall be permitted</p>	<p>FAR as per plotted housing. Amalgamation up to 2 plots permitted</p> <p>Existing circulation pattern to be improved but not restructured</p> <p>Height restriction (12m). TDR for unutilized FAR.</p> <p>Built-to-edge frontage. No stilts in walled city heritage zone.</p> <p>No parking minimums in walled city heritage zone, except for residents parking.</p> <p>Local level commercial permitted on ground floor. Conversion to socio-cultural use permitted on minimum 6m ROW</p>	<p>Regeneration permitted for entire area under JJ resettlement colony as per the norms for Slum Rehabilitation</p>

FAR INCENTIVES FOR AMALGAMATED REGENERATION OF PLANNED AREAS

No	Factor for calculating incentive Regeneration FAR	Scale of development (minimum 3000 sq.m. but lesser than 1ha)*	Scale of development (1 ha but lesser than 4ha)	Scale of development (4ha and above)
1	General Regeneration Factor (available to all Regeneration Schemes)	1.1X	1.15X	1.2X
2	Sustainable Urban Services (SUS) Factor (additional FAR available for implementing requirements 2A and 2B given below)			
	2.A. Green Rating	0.15X (if highest Green Rating is achieved)		
	2.B. 30% area maintained as public green	Not applicable	0.05X	
3	Age Factor (additional FAR only available to schemes with 50% buildings older than 40 years)	0.1X		
Maximum incentive Regeneration FAR		1.35X	1.45X	1.5X

FAR FOR BUSINESS PROMOTION DISTRICTS

No	Factor for calculating incentive Regeneration FAR	Scale of development (minimum 5000 but lesser than 1 ha)	Scale of development (1 ha but lesser than 4 ha)	Scale of development (4 ha and above)
1	General Regeneration Factor (available to all Regeneration Schemes within BPDs)	1.2X*	1.3X	1.4X
2	Sustainable Urban Services (SUS) Factor (additional FAR available for implementing requirements 2A and 2B given below)			
	2A. Green Rating	0.15X (if highest Green Rating is achieved)		
	2B. 30% area maintained as public green.	Not applicable	0.05X	
3	Use Promotion (USP) Factor (additional FAR only available for implementing non-residential uses)	0.2X	0.2X	0.2X
Maximum incentive Regeneration FAR		1.55X	1.7X	1.8X

STRATEGY FOR REGENERATION OF PLANNED AREAS

REGENERATION PLAN (RP)

- A circulation plan of minimum 4ha area with network grid of 18-24m ROW roads at 500m c/c
- RP for smaller area permitted in case of existing approved layout plan for LSC/CC/DC and integrated office complex or pocket/block/sub-division of an existing approved layout plan for residential or industrial area
- Prepared by DDA/DE for integrated planning

REGENERATION SCHEME

- Different scheme area requirements based on typology – size of plots, activities, access conditions, etc.
- Only those schemes where 50% permissible FAR is already consumed will be eligible for Regeneration FAR
- Roads and public facilities to be provided as per RP.

FLEXIBILITY IN DESIGN

- Mix of Redevelopment/ Retrofitting/ Adaptive reuse/ partial or full Reconstruction
- Entire development to meet requirements of structural safety, sustainability commitments, walkability, etc.
- Limited commercial and PSP FAR included. Vertical mixing permitted

OTHER FEATURES OF REGENERATION SCHEMES

- 10% area to be mandatorily as **Green Public Space** for public use
- **Mandatory green roofs** and other **greening features**
- Schemes along drains or water bodies to **maintain prescribed buffers and building orientation**
- **Public plazas in all developments of 1 Ha and above.**
- **Active frontage along all roads of 18m** and above RoW.
- Decentralized green waste and waste water recycling mandatory in all projects

REGENERATION OF UNPLANNED AREAS - UCs

Objective: to improve the quality and safety of buildings, increase public open spaces and improve access to various local facilities and amenities

Two options:

- As-is regularization of colonies/part colonies that meet certain minimum requirements (relaxed to the extent feasible to reflect ground conditions)
- Regeneration of colonies/part colonies to completely refurbish the area

Minimum requirements for as-is layout regularization:

- Access from 12m Road
- All plots within 30m distance of 6m roads
- Plots identified by the community for shared facilities - MRF, composting, ESS, public parking, etc., based on needs of the area
- Evacuation spaces within 500m of all plots
- Access to primary healthcare within 3km and primary education within 1km
- Service provision, decluttering of cables, etc. as per needs by service providing agencies

Minimum requirements for Regeneration Schemes:

- Access from 12m Road
- Can opt from a menu of amalgamation options each with different norms and incentives
 - Level 1: 2,000 – 3,000 sq.m.
 - Level 2: 3,000 – 5,000 sq.m.
 - Level 3: 5,000 – 10,000 sq.m.
 - Level 4: More than 10,000 sq.m

BASIC NORMS

Parameter	Level 1	Level 2	Level 3	Level 4
Minimum Setback as per edge condition	- 2m on 12m and above ROW - 4.5 m on sides with access from less than 12m ROW - 6m on all sides adjoining existing built-up			
Public space	10% as a single plot	10% as a single plot	10% as plot for public purpose including at least one plot of 500 sq.m.	10% as plot for public purpose including at least one plot of 1000 sq.m.
Parking	1.0 ECS/100 sq. m.			
Land for social infrastructure	-	5% to 15% based on the existing infrastructure already available within a radius of 1 to 3 km		

- Setback to be used to provide access to surrounding areas for incremental regeneration
- All projects to return public open space
- Bigger amalgamations to also provide land for social facilities
- Additionally, all developments will be allowed to utilize a part of their FAR for creating facilities

DEDICATED FAR FOR FACILITIES

UC Regeneration Schemes shall be incentivized through ***Amenities FAR*** that can only be used for creating additional PSP facilities

Level of UC Regeneration Scheme	Available Amenities FAR	Regulating conditions for use of Amenities FAR
Level 1	20	Secondary schools and city-level facilities shall not be permitted
Level 2	30	
Level 3	40	All PSP uses permitted, provided that open space requirements are met. Separate entry/exit and service cores shall be provided for city-level facilities.
Level 4	50	

UTTAM NAGAR URBAN REGENERATION SCHEME: LEVEL 3



AMALGAMATED PLOT AREA = 7200 SQ.M
(plot size varies from 150 SQ.M TO 600 SQ.M)

PLOTS AMALGAMATED = 28 Nos.

LEVEL 3: 5,000 SQ.M - 10,000 SQ.M

ILLUSTRATION

What will the DE get in return:

RESIDENTIAL BUA = 21600 SQ.M.

COMMERCIAL+ PSP FACILITIES = 3240 SQ.M. (15% Of Total Residential B.U.A., can be reduced to 5%)

AMENITIES BUA = 2880 SQ.M.

PRIVATE PARKING (@1ECS/100 SQ.M) = 245 ECS

PRIVATE OPEN SPACE AREA = 1368 SQ.M

Area level benefits:

Mandatory **PUBLIC OPEN GREEN SPACE = 10%** (720 SQ.M.)

Mandatory land for **SOCIAL INFRASTRUCTURE = 10%** (720 SQ.M.), to be utilised by ULBs as per local need.



GROUND COVERAGE = 40%

REGENERATION OF OTHER UNPLANNED AREAS

REGENERATION OF UNPLANNED INDUSTRIAL AREAS

- More than 70% plots in such clusters WHICH have industrial activities
- Undertake regeneration by societies voluntarily or by the concerned local body/agencies
- Redevelopment plans aimed at widening of roads, laying of services, development of open space and parking etc.
- Direct approach from a road of at least 18 m RoW
- Amalgamation and reconstitution of plots permissible for redevelopment

REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

- More than 55% of plots with concentration of Godown cluster considered for regeneration
- Non-conforming cluster of Godown / warehousing activities - minimum 2 Ha contiguous area
- Regeneration scheme to be prepared by the society (to be formed by the land owners)
- Direct access from a road of minimum 30m RoW
- Amalgamation and reconstitution of plots permissible for regeneration within the scheme area.

Improvement and regeneration norms for Urban Villages to be developed and notified within 2 years

TRANSIT ORIENTED DEVELOPMENT

TRANSIT ORIENTED DEVELOPMENT

Integration of land use and transport (metro and railway stations, multi-modal hubs, major bus terminals, etc.)

- **Intense mixed use development at TOD Nodes – only at strategic locations**
- **Regeneration Schemes in Transit Influence Zone** – higher mixing permissible; parking, active frontage and ground coverage norms similar to TOD Nodes (but FAR limited as per Regeneration Scheme...not as high as strategic TOD Nodes)
- **TDR receiving zones along new high-speed mass transit corridors (UER)** in land pooling areas

KEY OUTCOMES TARGETED AT TOD NODES

OPTIMIZED DENSITY AND DIVERSIFICATION OF USES AND ACTIVITIES

Higher FAR, Mixed Use, Augmented Infra., Green Principles

ENHANCED MOBILITY

Pedestrian and NMT, Modal Shift (PT), multi-modal integration, enhanced walkability, etc.

IMPROVED PUBLIC REALM

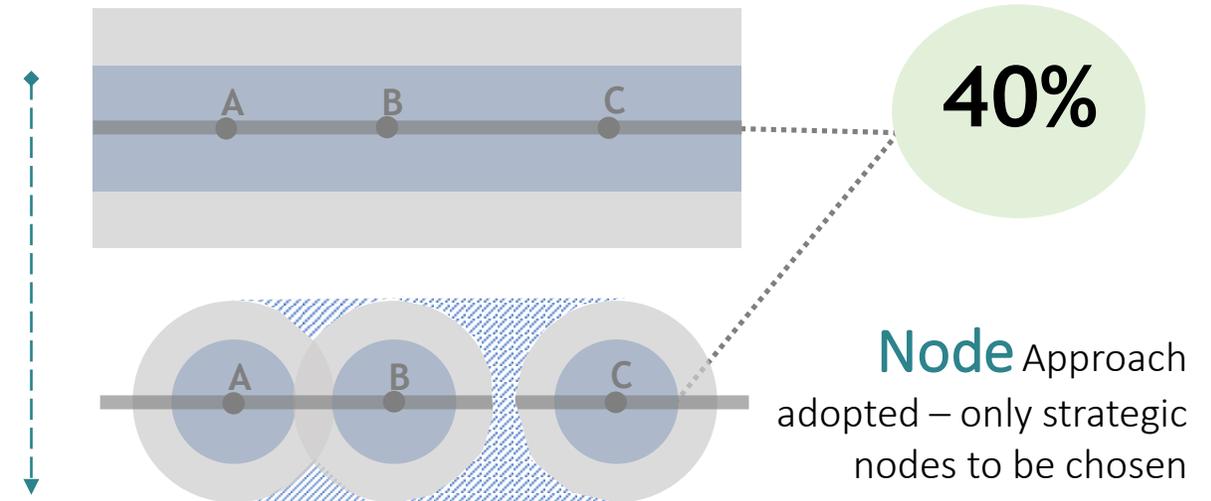
Vibrant and safe, inclusive of all age groups, barrier-free universal access, public open spaces, etc.

MULTI-MODAL INTEGRATION

Integration of rail and road-based systems, including PT, IPT, NMT, bicycle and pedestrian, etc.

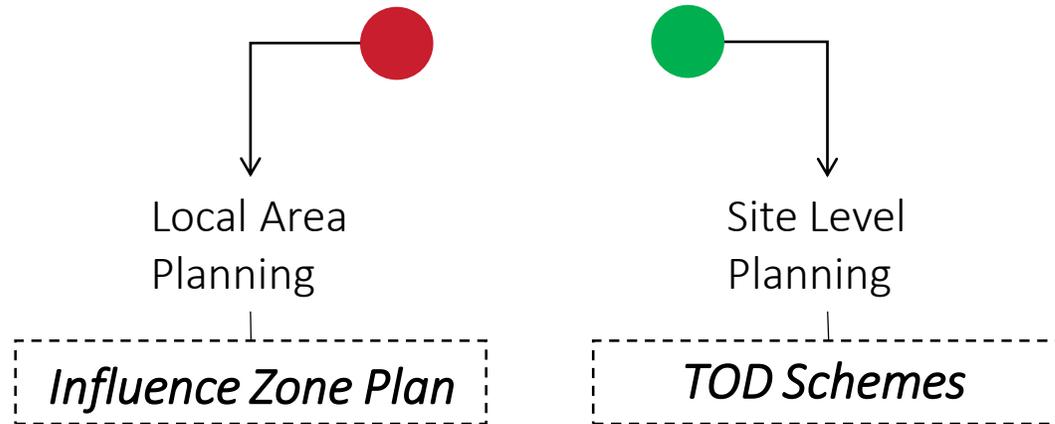
STRATEGIC NODES

- Readily available 8 ha of land
- Strategic location- economic/cultural hubs, etc.
- Mix of green field and/or low-density brown field sites
- Amenable to augmentation of infrastructure



INFLUENCE ZONE PLANNING

TOD AREA NEEDS BOTH PUBLIC AND PRIVATE INTERVENTION



Preparation of IZPs:

Whole-of-Node Approach through IZPs, with active role of public agencies

IZPs to be prepared, with focus on:

- Improving access to public transport,
- traffic and parking management,
- NMT and pedestrian movement,

Mandatory to prepare IZPs before sanction of TOD Schemes

MoHUA TOD Principles

Intervention
Public Private

MoHUA TOD Principles	Public	Private
1 Multimodal Integration	Public	
2 First & last mile Connectivity	Public	Private
3 Integrated street network	Public	Private
4 Complete Streets	Public	
5 NMT Network	Public	
6 Traffic Calming	Public	
7 Mixed Land Uses		Private
8 Optimized Densities		Private
9 Street Oriented Buildings		Private
10 Managed Parking		Private
11 Informal Sector Integration	Public	
12 Housing Diversity		Private
13 Safety and Security	Public	Private
14 Technology Integration	Public	
15 Right Size Infrastructure	Public	
16 Green Buildings		Private
17 Preserve/create opens spaces	Public	Private
18 Land Value Capture	Public	Private
19 High Quality Transit System	Public	
20 Barrier free environment	Public	Private

TOD SCHEMES

- Minimum scheme area of **1 Ha**
- **Amalgamation** permitted. City level PSP plots (excluding community, district or zonal PSPs and secondary schools) can also be amalgamated.
- **Higher FAR** - 1.5 times or 300, whichever is more.
 - FAR limit 500
 - 500 FAR for schemes of 4 Ha and above with 30m road access
 - Big Schemes (4 ha and above) also eligible to load TDR
- **Mandatory mix of uses**
- **Promotion of small format housing** of sizes 60-80 sq.m carpet area
- **Reduced parking** of 1 ECS per 100 sq.m. BUA
- **Mandatory sustainability features**

Land use/ use premise of plot as per ZDP/ Layout Plan	Permissible Mix of Uses (distribution of FAR in TOD Scheme)			
	Minimum % of FAR for Residential uses	Minimum % of FAR for Commercial uses	Minimum % of FAR for PSP and/or utilities	Other uses
Residential	50%	10%	20%	Other uses* are permitted up to 20%.
Commercial	30%	50%	10%	Other uses* are permitted up to 10%.
Industrial	30%	10%	10%	Remaining 50% of FAR to be for Industrial use.
Government	30%	10%	10%	Remaining 50% of FAR may be for any Government use.
Transportation	30%	10%	10%	Remaining 50% of FAR may be for any use* after meeting all operational requirements for transportation facilities.
PSP (only housing and neighbourhood level PSP plots allowed as per Clause 4.2)	The FAR for such plots shall be entirely utilised for PSPs and/or utilities in the TOD Scheme.			

DENSIFICATION AND MIX OF USES



**METRO
STATION**

DENSIFICATION AND MIX OF USES

- Residential
- Commercial
- PSP
- Residential EWS



PRINCIPLES OF TOD REALIZED THROUGH DETAILED IZP

Enhancing Mobility

- 18m ROW
- Secondary Access Roads
- Vehicular Entrances
- Internal Pedestrian Connections



PRINCIPLES OF TOD REALIZED THROUGH DETAILED IZP

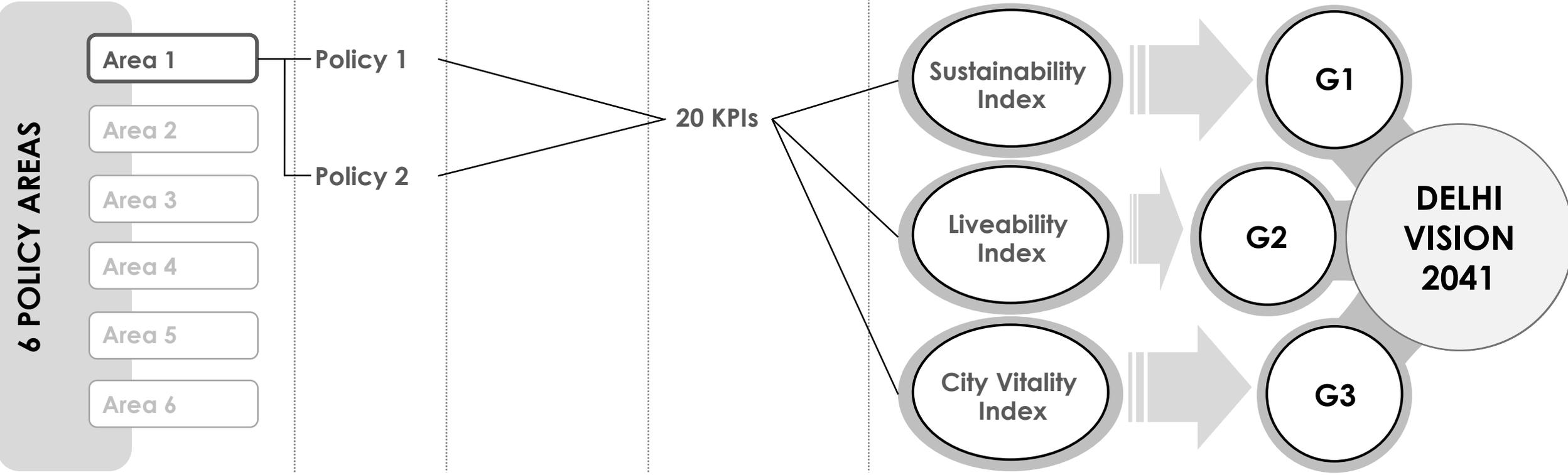
Improving Public Realm

  *Preserve / Create Open Spaces*

 Built Up
 POS



PME: PLAN MONITORING AND EVALUATION



Evaluation Framework

20 Key Performance Indicators

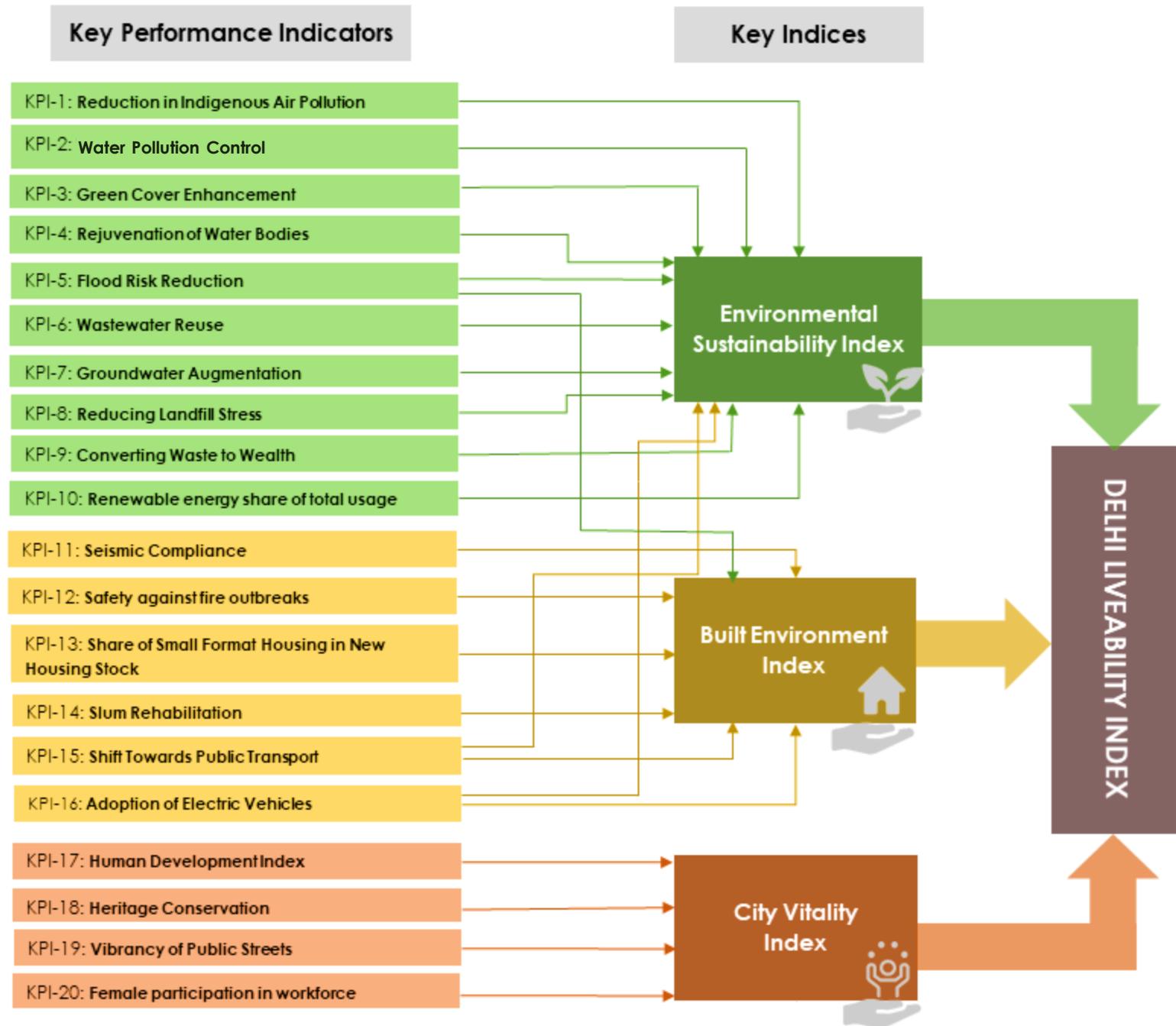
Evaluation of Plan progress through regularly monitored KPIs

3 Key Indices

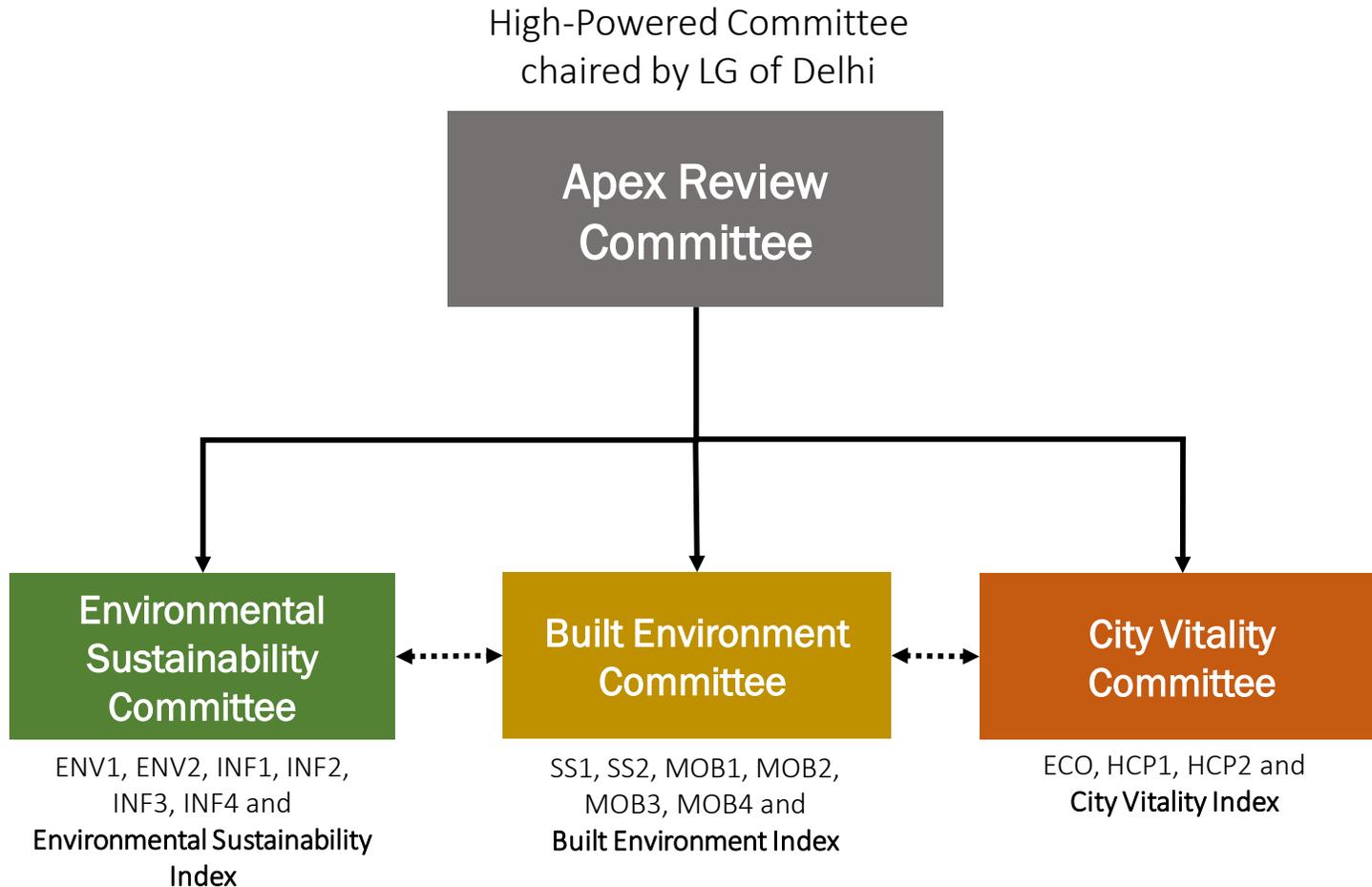
linked to Plan's goals

Delhi Liveability Index

for assessing the overall Plan progress



Multi-Agency Coordination Framework



Three Monitoring Committees

- ✓ Linked with three Goals of the Plan
- ✓ Representatives from **concerned agencies/ departments**
- ✓ Prepare **Annual Progress Reports**
- ✓ Direct the concerned agencies to prepare **detailed Action Plans**
- ✓ Facilitate **inter-agency coordination**

Apex Review Committee

- ✓ **Review** annual progress reports by MCs
- ✓ Provide **coordination support**
- ✓ **Suggest amendments** to the Plan

Annual Multi-Agency Workshop by DDA

Plan Monitoring & Review Unit

Dedicated Plan Monitoring and Review Unit (PMRU)

PMRU shall,

- ✓ Develop a **data bank** and prepare **annual review reports** based on the data received/ compiled
- ✓ Manage and update **GIS Database of the Master Plan** (with real time inputs, on ground surveys, CLUs, etc.)
- ✓ Manage **Online Citizen Portal** developed by DDA
- ✓ Conduct or commission studies to **evaluate trends, issues and challenges** on a wide range of topics.
- ✓ Act as a **Technical Support Unit to the Apex Review Committee**

Data Sharing & Management

Data points

- To be finalized by Apex Review Committee
- Intimation to be given to each concerned agency

Data sharing protocol

- Formal protocol to be set up to standardize and facilitate data collection and reporting
- Mandatory for all agencies

Dedicated web portal

- Portal where agencies will upload their data
- Accessible to all Monitoring Committees

Implementation Support

- ✓ **Online Single Window mechanisms:** to support implementation of spatial strategies of the Plan
- ✓ **Online Citizen Portal:** for providing information on a regular basis, responding to public queries
- ✓ **Simple to understand FAQs and IEC material, guidelines for citizens**
- ✓ DDA and other government agencies may provide **technical assistance and handholding support:** for conceptualizing, designing & executing Area Improvement Projects within planned and unplanned areas.

20 KPIs

Linked to performance indexes:

- Environmental Sustainability Index
- Built Environment Index
- City Vitality Index

Data Protocols

Standardized data to be submitted by agencies to DDA annually/ real time

Monitoring Committees

3 Committees to monitor 3 indices.
Apex committee under LG Delhi

Action Plan

Monitoring

Course Correction

Coordination workshops

All-agency brainstorming and strategy meets every year

Action Areas

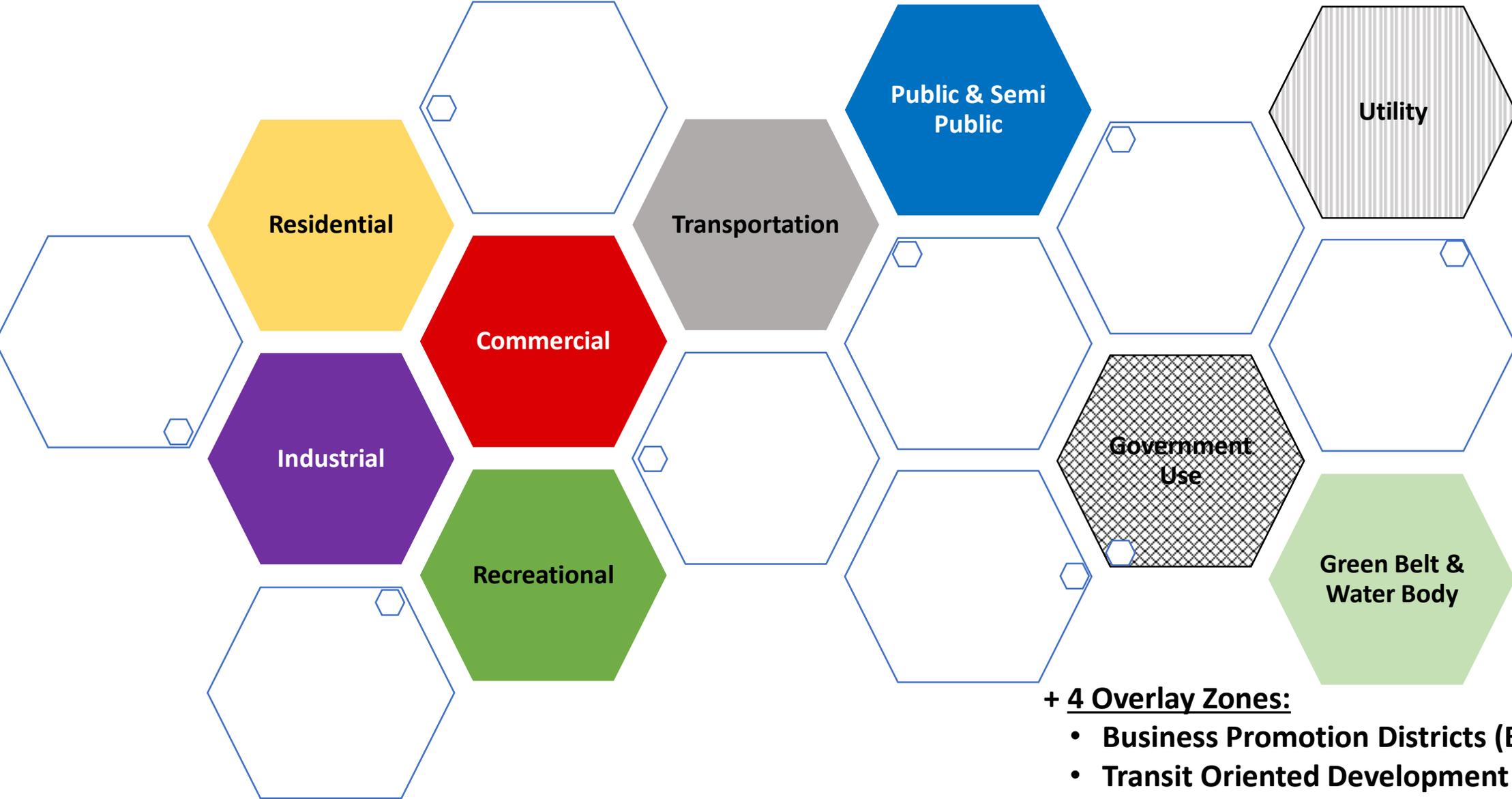
Service Plans of concerned service providing agencies as annexures to plan

Plan Monitoring and Review Unit (PMRU) at DDA

GIS updation, Progress review and Annual reporting, Online citizen portal, Technical assistance to stakeholders, etc.

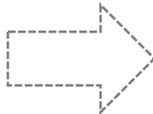
DEVELOPMENT CONTROL NORMS

9 LAND USE CATEGORIES



- + 4 Overlay Zones:**
- Business Promotion Districts (BPDs)
 - Transit Oriented Development (TOD)
 - Land Pooling Area
 - Green Development Area

How to Read DCNs



Use Premises and Definitions

Table 1



Ancillary activities permitted

Table 2

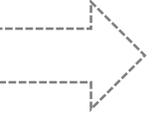
Development Controls Norms



Plot Size + FAR+GC+ROW and Height

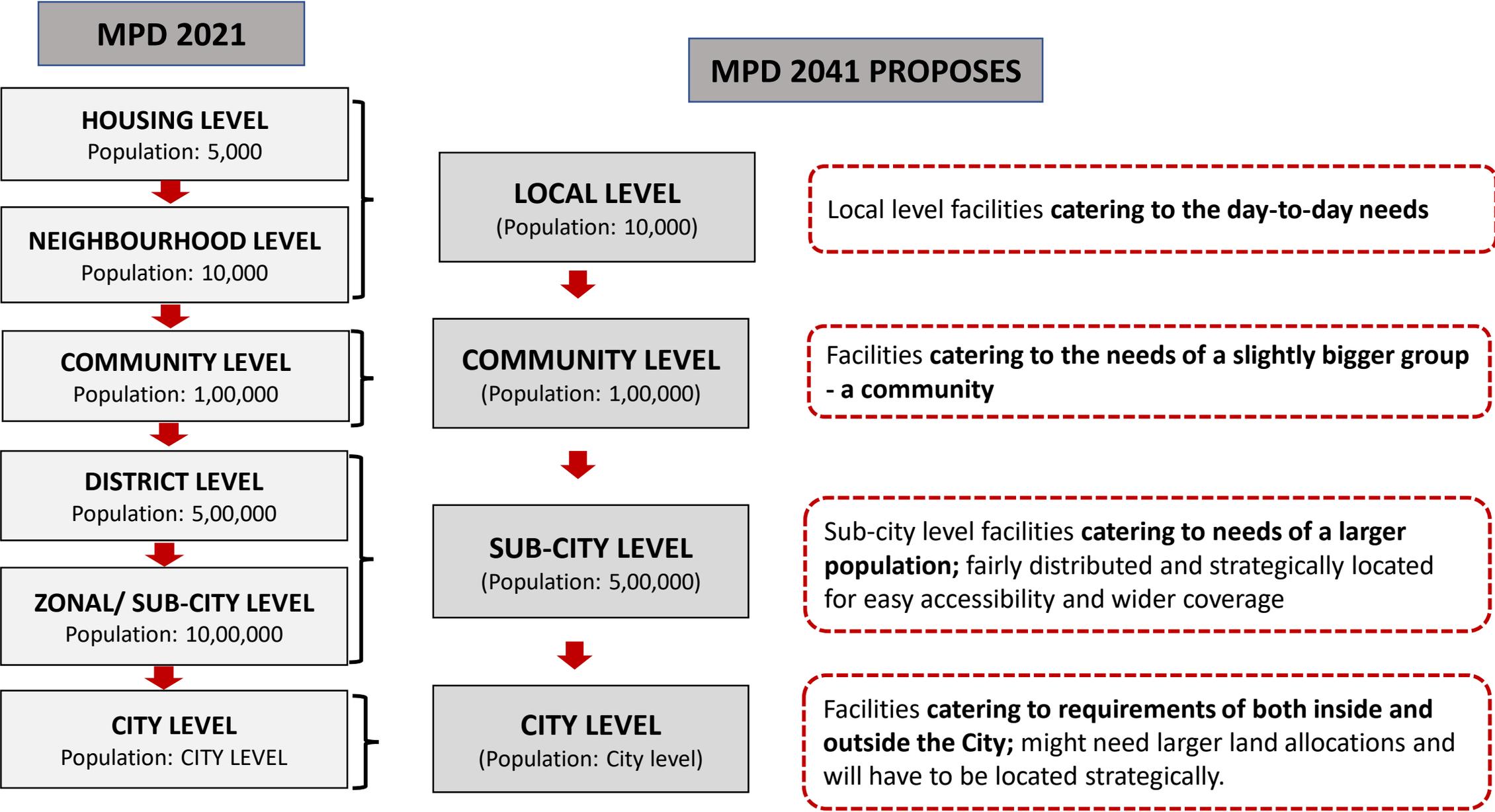
Use Premise specific Other Controls

Table 3



Any Other Controls

HEIRARCHY OF FACILITIES



BUNDLING OF USES

MPD 2041 provides for clubbing/ bundling of facilities on basis of similarity in type of function and hierarchy/ scale:

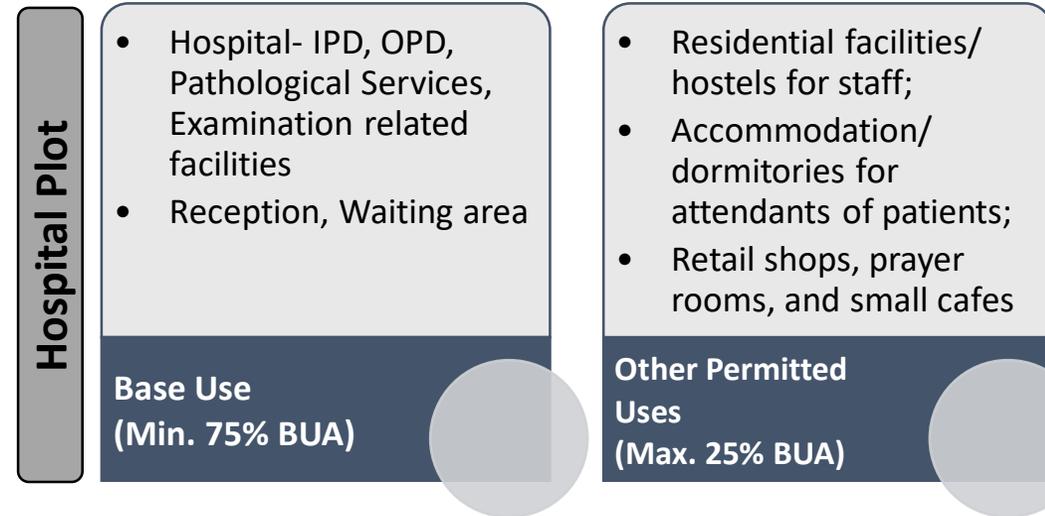
- Provides flexibility to cater to on-ground requirements
- Provides admissibility of new functions/ use premises without modification to the Plan

S. No.	Use Premise	Definition
1	Non-bedded Health facility	Facility for medical advice, provision of medicine, carrying out tests, etc. May have a few observation beds. (eg. Dispensary/ Clinics/ Clinical laboratory, etc.)
2	Non bedded Health facility (Veterinary)	Facilities for medical advice and provision of medicines for animals and birds. (eg. Dispensary for animals and birds, Pet clinics, etc.)
3	Bedded Health facility (Small)	Facilities for treatment/ care (IPD/ OPD patients) having upto 50 beds , including facilities for persons with special needs, elderly, etc. and facilities for pathological/ radiological evaluation for confirmation of any ailment/ disease. (eg. Nursing Home/ Maternity Home/ Polyclinic/ PHC / Family Welfare Centre/ Paediatric/ Geriatric Centre/ Transition-homes/ Respite care centres, Voluntary health services, Diagnostic centres, De-addiction/ Rehab facility, etc.)
4	Hospital	Facilities of general or specialised/ advanced nature for treatment (both IPD and OPD) patients. May include R&D facilities related to health-care. (eg. Hospital/ Tertiary Health Care Centre)
5	De-addiction/ Rehabilitation Centre	Facilities for providing substance use disorder treatment (like drug, alcohol, etc.) and rehabilitation; ranging from Acute Detoxification Centres to Long Term Treatment Centres. (eg. Standalone De-addiction Centre/ Rehabilitation Centre)
6	Veterinary Hospital	Medical facilities for indoor and outdoor treatment of animals and birds. (eg. Veterinary hospital)
7	Veterinary Institute	Facilities providing medical education & training in veterinary science & animal husbandry
8	Medical College	Facilities providing education & training for the award of a recognized medical qualification.

INCORPORATING NEW FUNCTIONS

Improving functionality of Use Premises: Permitting new functions/ activities and support/ancillary functions to enhance functionality and financial viability of the use premises. Few examples:

- kiosks/ vending booths in Parks, Green buffers;
- interpretation centre in Archaeological parks;
- warehousing on Industrial Plots;
- higher retail activity on Warehousing sites (to promote big-box retail);
- patient attendant accommodation in Hospitals;
- support commercial in Hotels, International Convention Centres;
- community work centres in Slum Rehabilitation projects, etc.



Provisions for new/ emerging functions:

- Affordable Public Rental Housing, Big-box retail, Co-working spaces, Theme parks, Budget hotels, Standalone De-addiction centers, Transition homes/ After-care homes, Care centres for elderly/ women/ children, Correction facilities, Sports facilities at local facilities, R&D facilities, etc.

OTHER FEATURES

New permissible use conversions allowed for Industrial Plots:

With the emphasis on encouraging cleaner economies, MPD 2041 further permits use conversion of industrial plots to newer compatible functions like- Warehousing, Vocational Institutes/ Colleges, Other Institutes (R&D etc.) Conditions w.r.t plot size, extent of use, etc. are provided in the DCNs.

Rationalization of site/ plot areas:

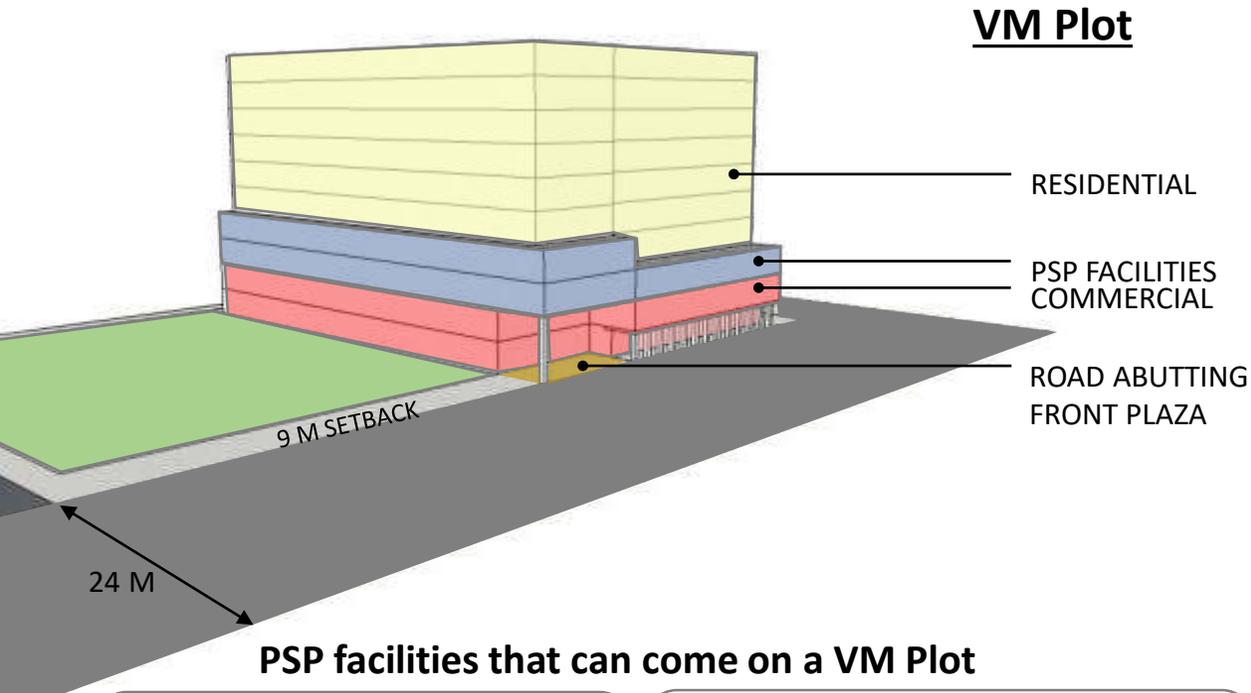
- For Commercial Centres (CC), District Centres (DC), Community Parks, City Parks, etc.: Min. area is rationalised on basis of exiting ground conditions and availability of land in new development areas/ regeneration projects.
- For Service Markets/ Informal Bazaars:
 - At local level: dedicated sites/ plots shall be available
 - At community and sub-city level: shall be integrated with the CC and DC sites

Rationalization of parking norms for use premises, based on:

- Public transport accessibility level (PTAL)
- Availability of parking infrastructure (MLCP)

CO-LOCATION OF FACILITIES TO IMPROVE FLEXIBILITY

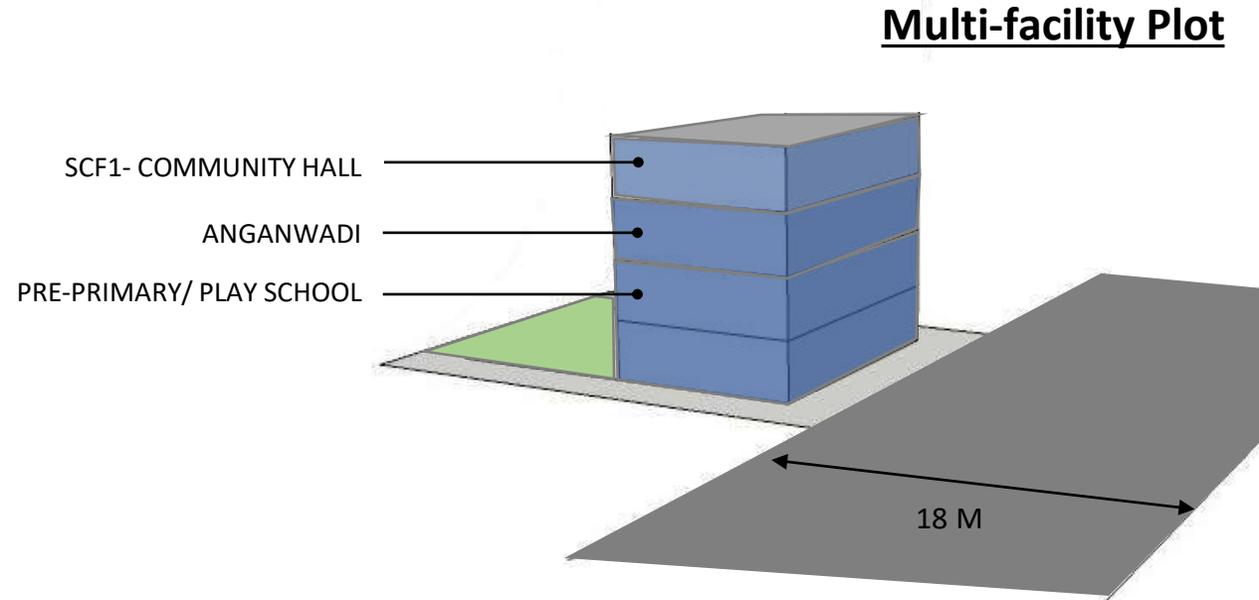
a. PSP & commercial facilities along with residential, developed as built-up area through vertical mixing.



- Non-bedded health facility
- Bedded health facility (small)
- Learning Centre/ Creche (Only with Residential)
- School (I and II) (Only with Residential)
- R&D, Institute, College

- Socio-cultural facility (I, II & III)
- Other community facility (OCF II)
- P&T facility (I&II)
- P&T III facility (Only with other PSP/ commercial)
- Security - Safety facilities (Only with other PSP/ commercial)

b. Compatible PSP facilities at local level to be co-located on 'Multi-facility Plots'. Allows better use of space, improves access to facilities.



PSP facilities that can come on a Multi-facility Plot

- Dispensary/ Polyclinic
- Community Hall
- Post Office/ Counter
- Police Post
- Anganwadis, Creche, Pre-primary/ Play School
- Coaching Centre
- Socio-cultural facility (I,II)
- Night Shelter

NON-RESIDENTIAL ACTIVITIES IN RESIDENTIAL USE PREMISES

- Professional activities and Household industries will continue to be permitted as per MPD 21
- Commercial activities on notified Mixed Use Streets and Commercial Streets will continue to be permitted as per MPD 21. However, no new notifications shall be permitted
- Considering the need for increase in public facilities at the local level, certain PSP facilities will be permitted in plotted developments without notification as Mixed Use or Commercial Street. However, the minimum ROW requirement has been increased from 18m to 24m
- In case of Group Housing:
 - Small shop, repair shop permitted up to max **1.5% of FAR or 1000 sqm**, whichever is less
 - Minimum **4 shops of 20 sqm each to be provided that cater to local needs.**
 - Such commerce can be developed as separate block or in the form of vertical mixing

Other Activities	Type of uses permitted	Other Condition
PSP	<ul style="list-style-type: none"> Bank Non-Bedded health facilities Bedded health facilities (Small) Wellness centres & Fitness centres Learning centres & Crèches Institutes Banquet Hall, Indoor games facilities, Guest house (including lodging houses) irrespective of number of rooms. 	<ul style="list-style-type: none"> Extent of use (percentage of FAR, floor permissibility, use of Basement etc.) Specific conditions w.r.t plot sizes (if any) Other conditions applicable on type of colonies Refer table no. 22.86

GREEN BLUE FACTOR (GBF)

- Mandatory for all projects
- Landowners/developers can choose from a menu of green and blue elements that they can incorporate to meet minimum requirements prescribed in the plan.

S. No.	Type of Blue/Green element (X)	Factor
1	Impervious surface (including paved areas, black top driveways and internal streets, roof surface without green roof)	0
2	Chlorinated water feature (e.g. swimming pool)	0.2
3	Green Wall (supported vertical systems for plants on external wall surfaces)	0.2
4	Pervious surface with water absorbent tiles	0.3
5	Pervious surface with manicured lawn and/or Greenhouse	0.5
6	Green Roof (minimum 70% area covered with plantation and shrubs)	0.6
7	Pervious surface with natural grass/ground and vegetation (including urban agriculture)	0.8
8	Area under tree cover (canopy density 10-40%)	0.9
9	Area under dense tree cover (canopy density 40% or more)	1
10	Open water body with non-lined bottom (non-chlorinated)	1

$$\text{GBF} = \frac{\{(Area\ under\ element\ X\ corresponding\ factor) + \dots (Area\ under\ element\ X\ corresponding\ factor)\}}{\text{Total\ plot\ area}}$$

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

- TDR provided in exchange of **unutilized development rights** on specific sites as permitted by the Plan.
- TDR to be awarded as **TDR Certificate by DDA**
- To be utilized only in **TDR Receiving Areas** (within Delhi) demarcated and notified by DDA.
- Mechanism to compensate for differences in land rates between generating and receiving sites also provided

TDR Receiving Areas identified:

- Land pooling zones: 500 m. corridor on either side of the urban extension roads (UERs)
- Notified TOD nodes and Business Promotion Districts (BPDs)
- Eligibility conditions prescribed for all receiving sites

THANK YOU