



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

**E-File No.- PLG/MP/0007/2021/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/185**

Date : 12.03.2021

**Subject: Minutes of the 4th Technical Committee meeting of DDA for the year 2021 held
on 08.03.2021 and 09.03.2021.**

The 4th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 08.03.2021 at 11:00 AM and continued on 09.03.2021 at 04:00 PM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul)

Addl. Commissioner (Plg)-I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative from IGL

Item No. 25/2021

**Confirmation of the Minutes of 3rd Technical Committee meeting held on 22.02.2021.
PLG/MP/0004/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/**

Since no observations/comments were received, the minutes of the 3rd Technical Committee held on 22.02.2021 were confirmed as circulated.

Item No. 26/2021

**CNG Station on Private Land Khasra No. 62//12, Village Pooth Khurd, Main Bawana Auchandi road, Delhi- Proposal for rejection of planning permission as the site under consideration is not meeting the parameters of the notified regulations dated 08.03.2019
PLG/LP/0003/2021/N/FSTN-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was rejected as it did not fulfil the policy parameters.

Item No. 27/2021

**Planning permission for CNG Station on Private Land Khasra no. 38//5/2, Village Tikri Kalan, Delhi.
PLG/LP/0004/2021/LIFSTN-O/O DD (PLG) LANDPOOLING (ZONEK-I,L)**

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020 subject to the NOC from Road Owning Agency, PWD and Fire Department.

Item No.28/2021

**Proposal for planning permission for CNG/EV Charging Station on Private Land Khasra No. 33/15, Village Auchandi, Main Auchandi Border, Bawana Road, Delhi in view of notified regulations dated 08.03.2019.
PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No.29/2021

**Planning permission for CNG Station on Private Land Khasra no. 5//23/1, Village Kharkhari Nahar, Delhi.
PLG/LP/0003/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the Agenda Item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No.30/2021

**Proposal regarding inclusion of Affordable Rental Housing Complex (ARHC) Scheme in MPD-2021
PLG/MP/0004/2021/F-15/-O/o DY DIRECTOR (PLG) MP AND DC**

The agenda was presented by Additional Commissioner (Plg.) - I. After detailed deliberations, the Agenda Item was recommended for further processing under Section- 11A of DD Act, 1957.

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Item No.31/2021

Modification in MPD-2021 w.r.t. Development Control Norms of Multi Level Parking for private modes.

PLG/MP/0016/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC

The agenda was presented by Dy. Director (Plg.) MP & DC. After detailed deliberations, language was simplified and norms were modified and an optimal limit of FAR 100 or 3000 sqm (whichever is less), which can be utilized for remunerative uses i.e. activities permitted in LSC, Residential and Public and Semi Public uses except Banqueting and multiplexes was fixed. The modified norms are annexed as **Annexure A** to the minutes. The same be further processed under Section- 11A of DD Act, 1957.

Item No.32/2021

Draft Policy for Dynamic Parking Norms for Delhi.

F15(01)2021-MP

The agenda was presented by Dy. Director (Plg.) MP & DC. After detailed deliberations, keeping in view the studies done under MPD-2041 and the feasibility of the implementation, the Policy was approved with specific modifications for placing before the meeting of the Authority. The modified Policy is annexed as **Annexure B** to the minutes. The same be further processed under Section- 11A of DD Act, 1957.

Item No.33/2021

Proposed change of land use of land measuring about 20416.67 sqm. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone-'F'.

PLG/MP/0012/2021/F-20/-AD(PLG-ZONE F(PT.))AP-I

The agenda was presented by Director (Plg), Zone - F. After detailed deliberations, the Agenda Item was deferred for re-examination.

The meeting ended with the vote of thanks to the chair.



ANNEXURE-I

List of participants of 4th Technical Committee meeting for the year 2021 dated 08.03.2021 and 09.03.2021.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Chief Architect, HUPW, DDA
5. Addl. Commissioner (Plg.) -I
6. Addl. Chief Architect, VC Office
7. Addl. Commissioner (Plg.)-II
8. Addl. Commissioner (Plg.)-III
9. Addl. Commissioner (Plg.)-IV

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. Delhi Urban Art Commission
7. IGL



MPD 2021

Proposed Amendments/Modifications as approved by Technical Committee

Chapter 12.0: Transportation, Para 12.14.3.7: MULTI-LEVEL PARKING FOR PRIVATE MODES:

For plots for multi-level car parking already earmarked / designated by local bodies, the development control norms are as under:

- i. Minimum Plot Size – 1000 sqm.
- ii. Maximum FAR permissible - 100 or 3000 sqm whichever is less (excluding parking area)
- iii. Maximum Ground coverage - 66.6%.
- iv. MLCP plots shall be located on roads with RoW of 12 m and above, subject to feasibility report from a competent agency and NOC from Traffic Police and other statutory bodies.
- v. Remunerative uses i.e. activities permitted in Local Shopping Centre, Public and Semi Public uses and Residential use except Banqueting and multiplexes.
- vi. Parking to be provided for remunerative use, shall be @ 3 ECS/100 sqm. and 3 times additional ECS for MLCP component.
- vii. The height shall not be restricted, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
- viii. A single agency shall be responsible for management of the MLCP and the On-street parking up to a distance of minimum 500 m along the road from the MLCP site.
- ix. Suitable measures have to be taken by the Management Agency to discourage on-street parking around the MLCPs by means of increased parking charges (at least 3 times that of MLCP) and other measures.
- x. MLCP plots forming part of comprehensive schemes, shall be governed by the development control norms of the approved scheme.
- xi. No deduction/relaxation shall be given in case of MLCP plots

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ANNEXURE -B

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

DRAFT POLICY FOR DYNAMIC PARKING NORMS FOR DELHI

1.0 DEFINITIONS:

1.1 Metro deduction: If a property is located within a walkable distance from a Metro Station, the parking requirement within that property shall be reduced by a prescribed percentage viz. for properties located upto 500 m from a metro station, the deduction in parking within the plot shall be 30 percent of the parking norm and for properties located more than 500 m and less than 1000 m from a metro station, the deduction in parking within the plot shall be 15 percent of the parking norm.

1.2 MLCP deduction: If an MLCP is located within 1.0 km radius of any property, the parking requirement within that property shall be reduced by 10 percent.

1.3 Parking Norms: These are the number of parking spaces (ECS) that are to be provided for various landuses, as given in section 1.3 below.

1.4 ECS: This is the Equivalent Car Space that is to be provided.

2.0 APPLICABILITY

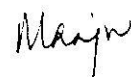
2.1 These revised parking norms shall become applicable on all sites/properties where construction has not yet begun, even if the plans have been approved by the concerned local body. In all such cases where the plans have already been approved, the properties may be developed with these revised norms and the concerned local body may be informed of the same in writing and no separate permission for the same is needed to be taken.

3.0 PARKING NORMS :

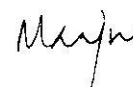
S.No	Clause as per MPD - 2021	Use Zones	PARKING NORMS	
			EXISTING (MPD 2021)	REVISED AS APPROVED BY TECHNICAL COMMITTEE
1	4.4.3 (a)	Residential Plot - Plotted Housing	$250\text{m}^2 \leq \text{Plot area} \leq 300\text{m}^2$ parking @ 2.0 ECS	No change is recommended.
			$\text{Plot area} \geq 300\text{m}^2$ parking @ 1.0 ECS / 100 m^2	No change is recommended.
2	4.4.3 (b)	Residential Plot - Group Housing	• Parking @ 2.0 ECS / 100 m^2 of Built-up area	• DU size: 40sqm to 100 sqm : Parking @1.0 ECS per DU*

Major

			<ul style="list-style-type: none"> Parking @ 0.5 ECS / 100 m² Built-up area for EWS/ Service Personnel housing 	<ul style="list-style-type: none"> DU Size : 100 sqm to 200 sqm: Parking @ 2.0 ECS per DU* DU Size : above 200 sqm: Parking @ 2.0 ECS per DU* and additional 1.0 ECS per 100 sqm or part thereof. <p><i>* DU size : Plinth Area</i></p> <p>In case of Government Housing Projects, the parking norms shall be as per the applicable norms adopted in case of GPRA Colonies.</p>
3	4.4.3 (c)	Cluster Court Housing	Parking shall be provided as per group housing norms	No change is recommended.
4	4.4.3 (e)	Hostel / Guest House / Lodging & Boarding House / Dharamshala	Parking @ 2.0 ECS / 100 m ² of Built-up area	Parking @ 0.5 ECS/100m ² of Built-up area + Metro Deduction
5	4.4.3 (f)	Night Shelter	Parking NIL, for plots measuring less than 500m ² of built-up area Parking @ 2.0 ECS for plots measuring more than 500m ² of built-up area	No mandatory parking is to be provided
6	4.4.3 (h)	Studio Apartments	Parking @ 2.0 ECS / 100m ² of Built-up area Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.	Parking @ 1.0 ECS/100m ² of Built-up area + Metro Deduction
7	4.4.3 (i)	State Bhawans/ State Guest houses	Parking @ 2.0 ECS / 100m ² of Built-up area	Parking @ 1.0 ECS/100m ² of Built-up area



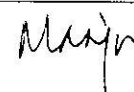
8	Table 5.4	Convenience Shopping Centre / Local Shopping Centre / Local Level Commercial areas	Parking @ 2.0 ECS / 100 m ² of built-up area	No change is recommended.
9	Table 5.4	Service Market	Parking @ 2.0 ECS / 100 m ² of built-up area	No change is recommended.
10	Table 5.4	Community Centre / Non-hierarchical Commercial Centre	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 3.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction
11	Table 5.4	District Centre/ Sub-Central Business District / Sub- City Level Commercial areas	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 3.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
12	Table 5.4	Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 3.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction
13	Table 5.4	Commercial Complex at Fire Brigade Lane and Janpath Lane	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 3.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction
14	Table 5.4	Hotels	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction
15	Table 5.4	Service Apartments	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction



16	Table 5.4	Asaf Ali Road (the area shown as commercial strip in Delhi Gate - Ajmeri Gate scheme)	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction
17	Table 13.2	Hospital / Tertiary Health Care Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction For Government Hospitals Parking @1.0 ECS /100sqm of built up area + Metro Deduction + MLCP Deduction
18	Table 13.2	Other Health Facilities a. Maternity Home Nursing Home / Polyclinic / Dispensary	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction
19	Table 13.2	Other Health Facilities' b. Family Welfare Centre Paediatric Centre Geriatric Centre Diagnostic Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction
20	Table 13.2	(a) Veterinary Hospital for pet animals and birds (b) Dispensary for pet animals and birds	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100m ² of built-up area
21	Table 13.2	Medical College	As per norms of Medical Council of India (MCI) / Regulatory Body	@ 1.0 ECS / 100 m ² of Admin. Built-up area + Metro Deduction +

				MLCP Deduction
22	Table 13.2	Nursing and Paramedic Institute	Parking @ 2 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of Admin. Built-up area + Metro Deduction + MLCP Deduction
23	Table 13.2	Veterinary Institute	As per norms of Medical Council of India / Regulatory Body	Parking @ 1.0 ECS / 100 m ² of Admin. Built-up area
24	Table 13.2	Coaching Centre, Computer-Training Institute, physical Education Centre etc.	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
25	Table 13.2	Play School / Nursery School	Parking @ 1.33 ECS / 100 m ² of built-up area	No change is recommended.
26	Table 13.2	Primary school	Parking @ 1.33 ECS / 100 m ² of built-up area	No change is recommended.
27	Table 13.4	Sr. Secondary School / Secondary School	Parking @ 2.0 ECS / 100 m ² of built-up area	No change is recommended.
28	Table 13.4	School for differently abled persons	Same as applicable for regular Primary & Secondary schools	Parking @ 1.0 ECS / 100 m ² of built-up area
29	Table 13.6	Vocational Training Centre (ITI/Polytechnic / Vocational/ Training Institute/ Management Institute/ Teacher Training Institutes etc.) / Research and Development centre.	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
30	Table 13.6	General College	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction +

				MLCP Deduction
31	Table 13.6	Professional College (Technical)	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
32	Table 13.6	University Campus including International Education Centre (IEC)	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
33	Table 13.6	College	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
34	Table 13.17	Multipurpose Community Hall	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
35	Table 13.17	Banquet Hall	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 6.0 ECS / 100 m ² of built-up area
36	Table 13.17	Community Recreational Club (Auditorium)	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
37	Table 13.17	Recreational Club	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
38	Table 13.17	Exhibition -cum - Fair Ground	Subject to statutory clearances	Parking @ 2.0 ECS / 100 m ² of built-up area +



				Metro Deduction + MLCP Deduction
39	Table 13.17	Science Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
40	Table 13.17	International Convention Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
41	Table 13.17	Socio-Cultural Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
42	Table 8.2	District Court, Integrated Office Complex, Government Offices (Central / State Government / Local Bodies)	Parking @ 2.0 ECS / 100 m ² of built-up area	a) District Court - Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess b) For Integrated Office Complex, Government offices (Central / State Government / Local Bodies) - Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P. Estate, New Delhi - 110002
Phone No. : 23370507

E-File No.- PLG/MP/0007/2021/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/175

Date : 04.03.2021

MEETING NOTICE

The 4th Technical Committee Meeting of DDA for the year 2021 will be held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 08.03.2021 at 11:00 AM**. The ID for the same is **184 768 5304** and the password is **12345**.

It is requested to make it convenient to attend the meeting.



(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin & LM), DDA
4. Commissioner (Plg.)
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Addl. Chief Architect, VC Office, DDA
2. Representative of IGL

INDEX

04th Technical Committee Meeting to be held on 08.03.2021

Sl. No.	Item No.	Subject	Page No.
1.	25/2021	Confirmation of the Minutes of 3 rd Technical Committee meeting held on 22.02.2021. PLG/MP/0004/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/	1-4
2.	26/2021	CNG Station on Private Land Khasra No. 62//12, Village Pooth Khurd, Main Bawana Auchandi road, Delhi- Proposal for rejection of planning permission as the site under consideration is not meeting the parameters of the notified regulations dated 08.03.2019 PLG/LP/0003/2021/N/FSTN-AD(PLG-LP/ZONE N)	5-8
3.	27/2021	Planning permission for CNG Station on Private Land Khasra no. 38//5/2, Village Tikri Kalan, Delhi. PLG/LP/0004/2021/LIFSTN-O/O DD (PLG) LANDPOOLING (ZONEK-I,L)	9-16
4.	28/2021	Proposal for planning permission for CNG/EV Charging Station on Private Land Khasra No. 33/15, Village Auchandi, Main Auchandi Border, Bawana Road, Delhi in view of notified regulations dated 08.03.2019. PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)	17-25
5.	29/2021	Planning permission for CNG Station on Private Land Khasra no. 5//23/1, Village Kharkhari Nahar, Delhi. PLG/LP/0003/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)	26-31
6.	30/2021	Proposal regarding inclusion of Affordable Rental Housing Complex (ARHC) Scheme in MPD-2021 PLG/MP/0004/2021/F-15/-O/o DY DIRECTOR (PLG) MP AND DC	32-92
7.	31/2021	Modification in MPD-2021 w.r.t. Development Control Norms of Multi Level Parking for private modes. PLG/MP/0016/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC	93-96
8.	32/2021	Draft Policy for Dynamic Parking Norms for Delhi. F15(01)2021-MP	97-121



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**E-File No.- PLG/MP/0004/2021/F-
 1/-O/o DY DIRECTOR
 (PLG)MP AND DC/157**

Date : 24.02.2021

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2021 held on 22.02.2021.

The 3rd Technical Committee Meeting of DDA for the year 2021 was held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 22.02.2021 at 12:00 Noon**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
 (Manju Paul)

Addl. Commissioner (Plg)-I 24/02/2021

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
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10. Addl. Commr. (Plg.)-II, DDA
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12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative from IGL

Item No. 15/2021

Confirmation of the Minutes of 2nd Technical Committee meeting held on 27.01.2021
PLG/MP/0003/2021/F-1/-O/o D Y DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the 2nd Technical Committee held on 27.01.2021 were confirmed as circulated.

Item No. 16/2021

Proposal for planning permission for CNG Station on Private Land Khasra No. 38//14, Village Chandpur, Tehsil Kanjhwala, Delhi 110081 in view of notified regulations dated 08.03.2019.
PLG/LP/0004/2020/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 17/2021

Planning permission for CNG Station on Private Land Khasra no. 432, Village Roshanpura, Delhi.
PLG/LP/0002/2021/LIFSTN-O/O DD (PLG) LANDPOOLING (ZONEK-I,L)

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No.18/2021

Planning permission for CNG Station on Private Land Khasra no. 487/2, Village Tikri Kalan, Delhi.
PLG/LP/0005/2020/L/FSTN-O/O DD (PLG) LANDPOOLING (ZONEK-I,L)

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No.19/2021

Proposal for planning permission for CNG Station on Private Land Khasra No. 40//11, Village Pooth Khurd, Tehsil Narela, Delhi in view of notified regulations dated 08.03.2019.
PLG/LP/0001/2020/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the Agenda Item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020. Representative from IGL informed that requisite NOC from DTL has also been received for the HT Line which passes through the site.

Item No.20/2021

Proposal regarding inclusion of Affordable Rental Housing Complex (ARHC) Scheme in MPD-2021
PLG/MP/0004/2021/F-15/-O/o DY DIRECTOR (PLG) MP AND DC

The agenda was presented by Additional Commissioner (Plg.) - I. After detailed deliberations, the Agenda item was deferred for re-examination.

Item No.21/2021

Regarding extension of timeline for godowns in Non-conforming areas in Para 6.4.1.1 of MPD-2021

PLG/MP/0014/2020/F-3/-AD(PLG-MP AND DC)-III

The agenda was presented by Additional Commissioner (Plg.) - I. After detailed deliberations, the Agenda Item was recommended for further processing under Section- 11A of DD Act, 1957.

Item No.22/2021

Modification in MPD-2021 w.r.t. Development Control Norms of Multi Level Parking for private modes.

PLG/MP/0016/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC

The agenda was presented by Additional Commissioner (Plg.) - I. After detailed deliberations, the Agenda Item was deferred for re-examination.

Item No.23/2021

Planning permission for setting up CNG station on private land at Khasra No.146, Village Shahbad Daulatpur, Rohini in view of notified Regulations dated 08/03/2019.

PLG/MP/0002/2021/F-4/-O/o DY DIRECTOR (PLG)ROHINI

The agenda was presented by Director (Plg.), Rohini Project. After detailed deliberations, the Agenda Item was approved as per the General provisions approved in the 4th and 7th Technical Committee meeting of 2020.

Item No.24/2021

Proposed change of land use of land measuring about 32,660 sqm. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone-'F'.

PLG/MP/0012/2021/F-20/-AD(PLG-ZONE F(PT.))AP-I

The agenda was presented by Additional Commissioner (Plg.) -III. After detailed deliberations, the Agenda item was deferred for re-examination and earmarking the exact area required for In situ development on the said cluster on PPP mode, based on the exact site conditions and TSS of the site, if required.

The meeting ended with the vote of thanks to the chair.

Maya

ANNEXURE-I

List of participants of 3rd Technical Committee meeting for the year 2021 dated 22.02.2021.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg)
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Plg.) -I
7. Addl. Chief Architect, VC Office
8. Addl. Commissioner (Plg.)-II
9. Addl. Commissioner (Plg.)-III
10. Addl. Commissioner (Plg.)-IV

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. Delhi Urban Art Commission
7. IGL

Manoj

ITEM NO.: /2021

[Draft Agenda for Technical Committee]

Subject: CNG Station on Private Land Khasra No. 62//12, Village Pooth Khurd, Main Bawana Auchandi road, Delhi- Proposal for rejection of planning permission as the site under consideration is not meeting the parameters of the notified regulations dated 08.03.2019

e-file no: PLG/LP/0003/2021/N/FSTN-AD(PLG-LP/ZONE N)

1. BACKGROUND

- 1.1 CL Department, vide file bearing number File F.13(12)/2019/Pvt./Land/CL has forwarded the request received from M/s Green Fuels for grant of NOC for setting up CNG/ EVC Station on private land at **Khasra No. 62//12, Khata No. 997 (4 Bigha, 4 Biswa), Village Pooth Khurd, Main Bawana Auchandi road, Delhi** to Planning Department with the request to specify proposed area of the site, purpose, land use as per MPD 2021/ ZDP and category for calculation of conversion fee.
- 1.2 Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on privately owned Lands in National Capital Territory of Delhi'.
- 1.3 Commercial Lands Branch vide Office Order dated 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4 Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of the TC will be communicated to CL Branch for further necessary action.
- 1.5 In the 4th Technical Committee meeting held on 20.07.2020, the general observations were conveyed for examination of proposals for grant of NOC from the planning point of view. Further, certain decisions w.r.t. cases considered for grant of NOC / permission were also conveyed in the Technical Committee Meetings held on 05.10.2020 and 04.12.2020 for streamlining the processing of fuel stations.

2. FOLLOW-UP ACTION

- 2.1 A Joint Site Inspection was held by Planning Department on 08.06.2020 along with representatives of IGL and revenue officers of LPC for ground verification, scrutiny of the information/documents submitted along with application, and to assess the viability of the proposal on the identified Khasra as per planning parameters laid down in the Regulations dt. 08.03.2019.
- 2.2 During the site visit it was observed that:
 - i. The tentative location marked by the applicant on the ZDP, Zone N is incorrect.

122550/2021/AD(PLG-LP/ZONE N)

- ii. The site under reference is at another location, i.e. at an intersection of Phirni road (bounding the abadi area of Village Pooth Khurd) and proposed ZDP Road having 30 meters ROW.
- 2.3 In response to the observations conveyed vide this office letter dated 02.09.2020 and 25.06.2020, no revised information/drawings (revised linear layout plan, approved PESO Drawings, Undertakings) as sought from IGL have been received till date.

3. EXAMINATION

- 3.1 As per the ZDP, Zone N the proposed site falls in the Residential Land Use and is located along the proposed ZDP road having 30 metres ROW. The tentative location of the proposed site as per ZDP Zone N is placed at **Annexure A**.
- 3.2 Since the site is located at an intersection of Phirni road (bounding the abadi area of Village Pooth Khurd) and proposed ZDP Road having 30 meters ROW, therefore it does not fulfill the conditions of minimum distance of plot from ROW line of road intersection as per para 3.0 (vii) of the Regulations.

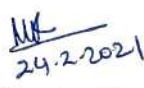
4. PROPOSAL

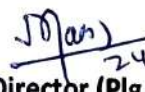
In view of the examination at para 3.0 above, CNG Station on Pvt. Land at Khasra No. 62//12, Village Pooth Khurd, Main Bawana Auchandi Road, Delhi does not qualify for setting up CNG station as it does not fulfill the conditions of Clause 3 (vii) of the Regulations dated 08.03.2019. Hence, planning permission cannot be granted.

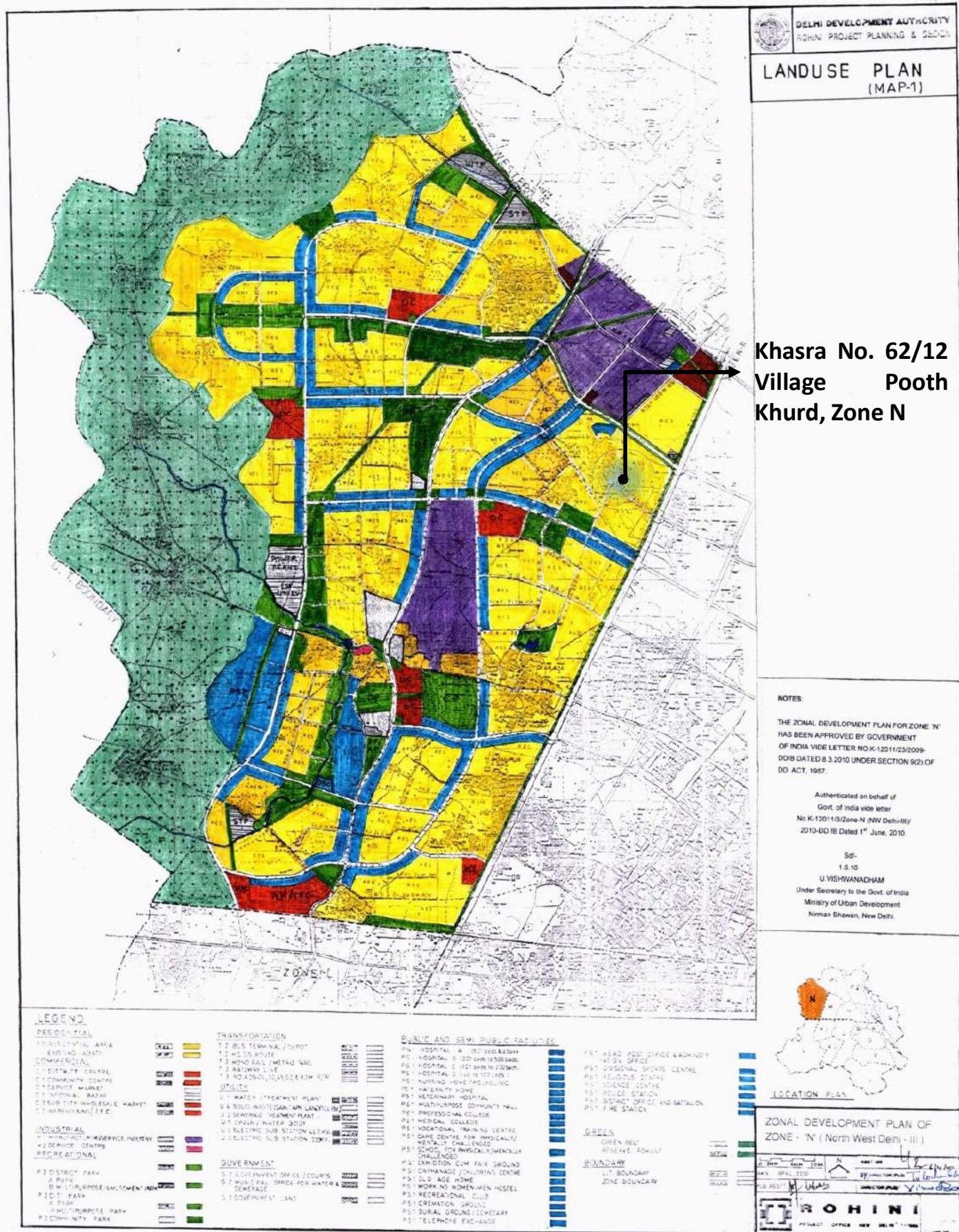
5. RECOMMENDATION

The proposal as contained in para 4 above is placed before the Technical Committee for consideration please.


Asstt. Director (Plg.),
LP/Zone N, DDA


Dy. Director (Plg.),
LP/Zone N & PII, DDA


Director (Plg.)
Land Pooling Cell, DDA





KHASRA No. 62/12, VILLAGE POOTH KHURD

Item No. - 27/2021

ITEM NO.: /2021

[Draft Agenda for Technical Committee]

Subject: Planning permission for CNG Station on Private Land Khasra no. 38//5/2, Village Tikri Kalan, Delhi.
(File No. PLG/LP/0004/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))

1. BACKGROUND

- 1.1. An E- Office file bearing number LD/CL/0049/2020/CNG/F13-COMMERCIAL LAND was received from Director (CL), DDA vide which application of Mrs. Kaushal Kochaar for grant of NOC for setting up CNG Station on private land at Khasra no. 38//5/2, Village Tikri Kalan, Delhi was forwarded with the request to examine the case as per policy.
- 1.2. Delhi Development Authority vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi'.
- 1.3. Commercial Lands Branch vide Office Order dated 06.12.2019 issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4. Master Plan & Development Control (MP & DC) Section, Planning Department vide note dated 20.02.2020 conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of TC will be communicated to CL Branch for further necessary action.
- 1.5. Director (CL) vide note dated 16.07.2020 has mentioned that while reviewing the progress VC DDA has desired that the case be examined quickly on merit and those found in conformity with policy guidelines of DDA be placed before the Screening Committee for consideration without any delay.
- 1.6. The 4th Technical Committee Meeting (held on 20.07.2020), vide Minutes dated 14.08.2020 made some general observations regarding proposals for Planning permission for Fuel Stations.
- 1.7. The 7th and 9th Technical Committee Meetings (held on 05.10.2020 and on 04.12.2020 respectively), vide Minutes dated 28.10.2020 and 21.12.2020 made some observations to expedite and streamline the processing of the Fuel Station cases.

2. EXAMINATION

- 2.1. Indraprastha Gas Limited vide multiple emails and letters dated 30.12.2020, 02.02.2021, 04.02.2021, 09.02.2021 and 12.02.2021 submitted documents such as attested Site cum Linear Layout Plan (**Annexure A**), PESO approval (along with the approved drawing) with respect to the case under reference. Accordingly a Site Inspection was conducted by Planning Department on 08.02.2021 in order to scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019.
- 2.2. Based on the above and as per the standard proforma prepared through various deliberations by senior officers, matter was examined and following is the status vis-à-vis planning parameters:

senior officers, matter was examined and following is the status vis-a-vis planning parameters:				
S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land Use Details of the Site			
a	Planning Zone in which the site falls	Zone L	Planning Zone L	—
b	Land use as per MPD-2021/ Zonal Development Plan (ZDP)	Agricultural	Recreational (Use Zone P2: City Park, District Park, Community Park) (as per notified ZDP)	Location of Site u/r on ZDP is placed at Annexure B.

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
c	Whether site lies in Urban area or Rural area	—	Urban	Village Tikri Kalan declared 'Urban' vide Gazette notification no. F. 7(128)DLB/ 2019/ 00058016/14600-15 dt. 20.11.2019
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	—	Yes	Site u/r falls in Village Tikri Kalan which is a Green Belt village.
f	Whether part of approved Layout plan by Government/ DDA	—	No	Site u/r is part of green buffer.
g	Whether Site falls in Land Pooling Zone	—	No	—
h	Name of Land Pooling Zone & Sector number	—	—	—
i	Undertaking for participation in Land Pooling Policy	—	Submitted	Submitted by owner and lessee vide letter dated 09.02.2021.
2	Plot Details			
a	Category of Fuel Station- CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ EV Charging Station	CNG Station IGL vide letter dated 02.02.2021 stated that 'We will only install CNG facility on the subject land and shall not demand any differential in rates of CLU in future if the same is being installed at later stage after approval from DFS and PESO.'	Application is submitted for CNG/ EVC Station whereas PESO approval is for CNG Station only. However as per minutes of 7 th Technical Committee Meeting held on 05.10.2020 Item no. 39/2020, Para a(i), to expedite and streamline the processing of cases, the following was agreed: 'EV Charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it a later stage on need basis as per the Policy'.
b	Proportion & Location of CNG & EVC earmarked in the map	No	Not required	
c	Area of plot (in sq m)*	1153.16 sq m	1153.16 sq m (as per submitted drawing)	—

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
d	Plot Dimensions (in Metre)* - Front - Back - Left - Right	Front – 32.79 m Back – 31.54 m Left – 35.86 m Right – 31.31 m (as per submitted drawing)	Front – 32.79 m Back – 31.54 m Left – 35.86 m Right – 31.31 m (as per submitted drawing)	–
e	Whether Plot frontage is at least 30 m, if not what is it?*	32.79 m	32.79 m (as per submitted drawing)	–
f	Width of land left between existing width & proposed RoW to be maintained as Green (except entry & exit)*	Width varies between 2.65 m to 3.35 m Area left for road widening is 98.56 sq m.	Area left for road widening is considering RoW of 60 m of Delhi- Rohtak Road (NH- 9).	
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	–	Not required as area of plot is less than 1485 sq m	–
h	Site plan showing ingress & egress points	Yes	Yes	Submitted vide letter dated 12.02.2021
3	Road/ Approach Details			
a	Whether the Site lies on National Highway	Yes	Yes NH-9 (erstwhile NH-10)	–
b	Proposed RoW (as per notified ZDP)	60 m	Proposed Right of Way (RoW) of National Highway-09 (Delhi- Rohtak Road) is not mentioned in Zonal Development Plan of Zone L. As per provisions of Master Plan, the recommended Right of Way of National Highways is 90 m, wherever possible. However, within the city it shall not be less than 60 m.	Stipulated minimum RoW as mentioned in notified Regulations dated 08.03.2019, i.e., 30 m, is available.
c	Existing road width in front of the plot*	60 m	60 m	

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
4	Distance of Site from nearest intersection			
a	From minor road having RoW less than 30 m*	—	56 m on opposite side of road (More than 50 m which conforms to Regulations dated 08.03.2019)	
b	From major road having RoW more than 30 m	136 m	160 m approximately from proposed intersection (More than 100 m conforms to Regulations dated 08.03.2019)	
5	Distance of Site from the nearest fuel station of same category			
a	Divided carriageway - Same side of road - Opposite side of road	No	- More than 1000 m which is in conformity to provisions as stipulated in Regulations dated 08.03.2019). - More than 500 m which is in conformity to provisions as stipulated in Regulations dated 08.03.2019.	
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	Not applicable	—
6	Approvals/ NOC taken from other Authorities			
a	Approval from PESO	Yes	Submitted	Submitted vide letter dated 02.02.2021.
b	NOC from Traffic Police	—	Not submitted	As per Minutes of the 7 th Technical Committee held on 05.10.2020, Item no. 39/2020, Para a(i) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.
c	Approval from NHAI/ MoRTH/ road owning agency (if applicable)	—	Applicable as the Site u/r lies on Delhi- Rohtak Road (NH-9)	Access permission from Ministry of Road Transport Highways is not submitted.
d	Any other approval/ NOC (if taken)	—	—	—
7	Current Status of Site	—	The Site u/r is partly vacant and partly having a pucca structure as on 08.02.2021.	
8	Any other information/ detail furnished	—	Lol dated 26.09.2019 from IGL submitted.	
*Details furnished by IGL at S. No. 2(c), 2(d), 2(e), 2(f), 3(c) and 4(a) are to be verified/ authenticated based on actual surveys.				

2.3 Clause 3(i) of the regulations dated 08.03.2020 stipulates that *'In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards'*. In this regard it is to state that:

2.3.1 The site under reference lies on National Highway -09 (Delhi- Rohtak Road) whose proposed Right of Way is not mentioned in Master Plan for Delhi- 2021 or Zonal Development of Zone L, neither is the same clear from the submission made by the applicant.

2.3.2 With respect to proposed Right of Way of National Highways passing through the NCT of Delhi, para 12.3(i) of Master Plan of Delhi -2021 stipulates that: *'National Highways Authority of India (NHAI) should incorporate the Street Design Regulations..... The recommended Right of Way (RoW) is 90 meters, wherever possible. However, within the city it shall not be less than 60 meters. All the National Highways within the NCTD shall be access controlled up to the Delhi Border and follow regulations as per the as per the Arterial roads.'*

In view of the above, it is to state that the requirement of area to be left for future road widening by the applicant (if any) cannot be ascertained for the case under reference. As such, area left for road widening by the applicant is considering RoW of 60 m of Delhi- Rohtak Road (NH- 9).

2.4 The proposed Site falls in 90 m green strip along Delhi- Rohtak Road as per Master Plan for Delhi- 2021 (MPD- 2021) and notified Zonal Development Plan (ZDP) of Zone L (Land Use: Recreational; Use Zone P2: City Park, District Park, Community Park). However, as per the notified regulations dated 08.03.2019, *'CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/ Recreational Park) subject to all statutory clearances.'*

2.5 Since the proposed Site is located in close proximity to the existing oil terminal, necessary clearances with respect to safety measures/ requirements are to be ensured. The same are not yet submitted and may be obtained from the applicant before issuance of the NOC.

3. PROPOSAL

In view of Para 2 above, since the planning parameters as stipulated in the notified regulations dated 08.03.2019 and as per observations made in 4th and 7th Technical Committee Meeting held on 20.07.2020 and 05.10.2020 respectively are being fulfilled, the proposal for planning permission for CNG Station on Private Land Khasra no. 38//5/2, Village Tikri Kalan may be approved, subject to the following conditions:

- i. Land required for future road widening, if any, or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. Applicant should mandatorily submit access permission from NHAI/ road owning agency.
- iii. To ensure safety, clearances from the Fire Department and other concerned agencies shall mandatorily be submitted by the applicant.
- iv. All necessary clearances from the concerned authorities shall be obtained before execution.
- v. All other conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 and various Technical Committee observations/ directions shall be mandatorily complied.
- vi. Undertaking by IGL to the effect that it would ensure immediate cancellation of temporary permission granted in Land Pooling areas after 5 years or preparation of Layout Plan whichever is earlier and no claims/ compensation whatsoever shall be accepted.

- vii. Before issuing NOC to the applicant, CL Department, DDA may verify the ownership details as submitted by the applicant; and ensure that the Site under reference is not affected by any revenue related impediments such Revenue Rasta, drain, etc.

4. RECOMMENDATION

The proposal as contained in Para 3 above is placed before the Technical Committee for consideration, please.

[Signature]
05/03/2021

[Signature]
5.3.2021

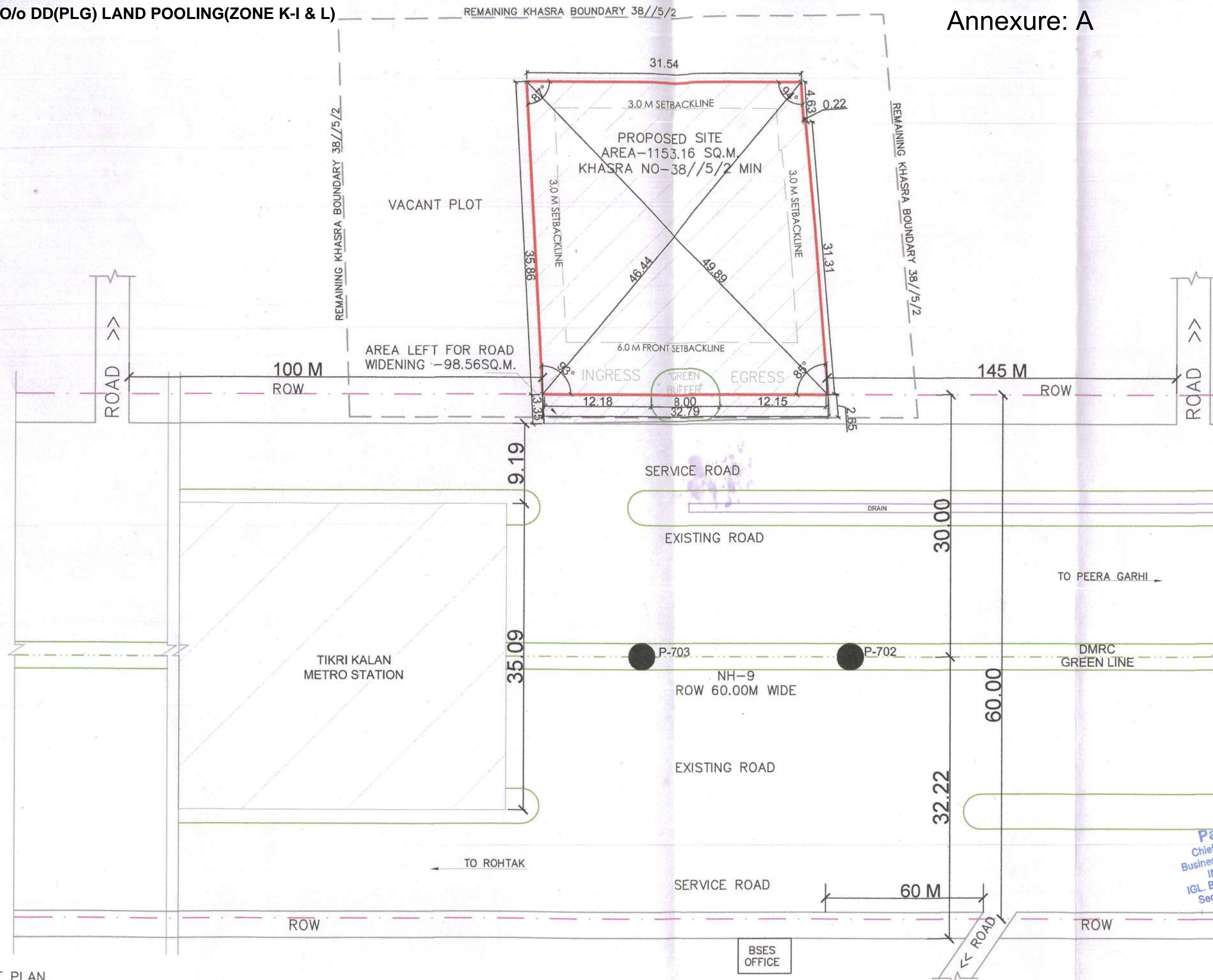
[Signature]

Assistant Director (Plg.) Zone L

Dy. Director (Plg.) Zone K-I/ L

Additional Commissioner (Plg.)- IV

Annexure: A



SITE LAYOUT PLAN

PROJECT :

PROPOSED CNG STATION FOR INDRAPRASTHA GAS LIMITED AT-
 KHASRA NO. 38//5/2 MIN, VILLAGE-TIKRI KALAN, TEHSIL- PUNJABI BAGH, DISTRICT- WEST DELHI, NEW DELHI-110041

DATE
12-02-2021

DRAWN BY
AR. YASHK

SCALE- N.T.S.

DWG NO.- 38



[Draft Agenda for Technical Committee]**ITEM NO.: /2021**

Subject: Proposal for planning permission for CNG/EV Charging station on Private Land Khasra No. 33/15, Village Auchandi, Main Auchandi Border, Bawana Road, Delhi in view of notified regulations dated 08.03.2019.

PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)

1. BACKGROUND

- 1.1. A file bearing number **F.13(13)/2019/Pvt. Land/CL** was received in this office from Director (CL), DDA. Vide the file, PUC received from M/s Alliance Energy for grant of NOC for setting up CNG/ EVC Station on private land at **Khasra No. 33/15, Auchandi Village** in Delhi has been forwarded by CL Department, DDA to Planning Department, DDA with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee
- 1.2. Central Government vide S.O. 1244 dated 08.03.2019 notified '*Regulations for setting up of Fuel Station on privately owned Lands in National Capital Territory of Delhi*'.
- 1.3. Commercial Lands Branch vide Office Order dated 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4. Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.
- 1.5. In the 4th Technical Committee meeting held on 20.07.2020, the general observations were conveyed for examination of proposals for grant of NOC from the planning point of view. Further, certain decisions w.r.t. cases considered for grant of NOC / permission were also conveyed in the Technical Committee Meetings held on 05.10.2020 and 04.12.2020 for streamlining the processing of fuel stations.

2. FOLLOW-UP ACTION

- 2.1 A Joint Site Inspection was held by Planning Department on 08.06.2020 along with representatives of IGL and revenue officers of LPC for ground verification, scrutiny of the information/documents submitted along with application, and to assess the viability of the proposal on the identified Khasra as per planning parameters laid down in the Regulations dt. 08.03.2019. During the site visit it was observed that:
 - i. Since the site is located in a Green Belt Village of which the Khasra based revenue records are not available with the Revenue/LM Dept. of DDA, therefore, the applicant needs to submit location of Khasra 33//15 verified by Revenue Dept., GNCTD.

- ii. The RoW of the approach road (main Auchandi Border Bawana road) to the site is not reflected in the ZDP/MPD, thus the applicant needs to submit necessary clarification w.r.t. existing/proposed RoW from the road owning agency/GNCTD.

2.2 In view of the above and decisions of the 4th TC dated 20.07.2020 the requisite documents/clarification were sought from the applicant including authenticated ownership documents w.r.t khasras coming under proposed site vide letter dated 25.06.2020, 02.09.2020 and email dt. 24.02.2021.

2.3 In compliance to the decisions taken in the 4th Technical Committee meeting of DDA dated 20.07.2020 and based on the findings from the site visit, Chief General Manager (CNG Projects) IGL in its response has submitted PESO approval, Undertakings, revised linear layout and authenticated aks shizra of the khasras u/r vide letters dated 09.02.2021 and 03.03.2021. Further IGL vide its letter dated 09.02.2021 has conveyed the following:

- i. *We would like to request DDA to consider this retail outlet on existing 25 metres wide road as there is no CNG pump in the 5-7 km vicinity. Even DDA has allotted pumps on 24 m. road on the same consideration. Same was been approved in TC recently. We are leaving approximately 7.5 metres of our land for road widening making a future provision of 40 m. ROW*
- ii. *The NOC from the traffic police will be submitted at the time of taking final NOC.*
- iii. *We will only install CNG facility on the subject land and shall not demand any differential in the rates for the CLU in future if the same is being installed at a later stage after approval from DFS and PESO.*

3. EXAMINATION

3.1 As per the ZDP, Zone N, the proposed site is located in village Auchandi which is a Green Belt Village. The tentative location of the proposed site as per ZDP Zone N is placed at **Annexure A**.

3.2 Based on the above facts, the matter has been examined and a detailed proforma of the site as furnished by the Applicant and its compliance with respect to the planning parameter/ criteria laid down in regulations dt. 08.03.2020 and the requirements / guidelines conveyed for examining proposals for grant of NOC by Technical Committee in its meeting 20.07.2020, 05.10.2020 & 04.12.2020 is as under:

S. No	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land use Details of the site			
a	Planning Zone in which the site falls	Zone N	Planning Zone N	—
b	Land use as per MPD-	-	Green Belt Village	Site Location marked

	2021/ Zonal Development Plan			on ZDP, Zone N (refer Annexure A)
c	Whether site lies in Urban area or Rural area	Rural	Rural	<i>Village Auchandi is Rural.</i>
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	No	Yes	—
f	Whether part of approved Layout plan by Government/ DDA	No	No	—
g	Whether Site falls in Land Pooling Zone	No	No	-
h	Name of Land Pooling Zone & Sector number	N/A	N/A	
i	Undertaking for participation in Land Pooling Policy	Yes	N/A	Site u/r is on lease. Applicant and the land owner dated 09.02.2021 have submitted the Undertaking vide IGL letter.
2	PLOT DETAILS (Linear Layout Plan- Annexure B)			
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG Station IGL vide letter dt. 09.02.2021 has informed that 'We will only install CNG facility on the subject land and shall not demand any differential in the rates for the CLU in future if the same is being installed at a later stage after approval from DFS and	CNG	As per Minutes of the 7 th Technical Committee held on 05.10.2020, 'EV Station may not be considered currently in the proposal till the norms are formulated and notified.'

		PESO.'		
b	Area of plot (in sq m) *	1437.15 sq m	1437.15 sqm	As per Linear Layout submitted vide letter dated 03.03.2021
c	Plot Dimensions (in m) * - Front - Back - Left - Right	Front –37.53 m Back – 37.70m Left – 46.56m Right – 31.73m	Front –37.53 m Back – 37.70m Left – 46.56m Right – 31.73m	
d	Whether Plot frontage is at least 30 m, if not what is it? *	YES	YES 37.53 m (as per submitted drawing)	
e	Width of land left b/w existing & proposed RoW to be maintained as Green for future expansion of road widening (except entry & exit)*	7.76 mts. (288.74 sqm.)	7.76 mts. (288.74 sqm.)	Area left for road widening is considering proposed RoW of 40 m of main Auchandi Border Bawana road.
f	Excess Area of land left for Green/ parking, if Plot size > 1485 sq m	N/A	N/A	Not required as area of plot is less than 1485 Sqm
g	Site plan showing ingress & egress points	YES	Submitted	—
3	ROAD/ APPROACH DETAILS			
a	Whether the Site lies on National Highway	No	No	<ul style="list-style-type: none"> • Fulfillment of stipulated minimum existing/ proposed RoW as mentioned in notified Regulations dated 08.03.2019, i.e., 30 m, cannot be confirmed/ ascertained in this case. • Further IGL vide its letter dated 09.02.2021 has conveyed We would like to request DDA to consider this retail outlet on existing 25 metres wide road as there is no CNG
b	Proposed RoW (as per notified ZDP)	Proposed RoW- 40m	The approach road and its RoW (main Auchandi Border Bawana road) to the site is not reflected in the ZDP/MPD	
c	Existing road width in front of the plot *	25 mts.	22 m approx.	

				<i>pump in the 5-7 km vicinity. Even DDA has allotted pumps on 24 m. road on the same consideration. Same was been approved in TC recently. We are leaving approximately 7.5 metres of our land for road widening making a future provision of 40 m. ROW.</i>
4	DISTANCE OF SITE FROM NEAREST INTERSECTION			
a	From minor road having RoW less than 30m	150 mts.	More than 50m	In conformity as per provisions stipulated in Regulations dated 08.03.2019.
b	From major road having RoW more than 30m	277.6 mts.	More than 100m	
5	DISTANCE OF SITE FROM THE NEAREST FUEL STATION OF SAME CATEGORY			
a	Divided carriageway - Same side of road - Opposite side of road	- More than 1000 m - More than 500 m	- More than 1000m - More than 500m	In conformity as per provisions stipulated in Regulations dated 08.03.2019
b	Undivided Carriageway - Opposite side of road	—	Not applicable	
6	APPROVALS/ NOC TAKEN FROM OTHER AUTHORITIES			
a	PESO Approved Drawing	Yes	Submitted PESO Drawing does not match with the Linear Layout dated 03.03.2021	Revised PESO Drawing to be submitted
b	Approval from PESO	Submitted	Submitted	
c	LOI	YES	Submitted LOI only valid upto 18.03.2020.	Extended LOI to be submitted.
d	NOC from Traffic Police	IGL vide letter dated 09.02.2021 has conveyed	-	As per Minutes of the 7 th TC held on 05.10.2020, Item no.

		that 'The NOC from the traffic police will be submitted at the time of taking final NOC'.		39/2020, Para a) (ii) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.
e	Approval from NHAI (if applicable)	—	N/A	
f	Division of Site in 80:20 ratio for CNG and EV respectively		N/A	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a) (i) 'EV charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the policy.'
g	Any other approval/ NOC (if taken)	—		
7	Current Status of Site	—	Site is currently Vacant	

*Note: Detail furnished by IGL at Sr. No. 2(b) to (e) and 3(c) are to be verified/authenticated based on actual surveys.

3.3 Clause 3(i) of the regulations dated 08.03.2020 stipulates that, *It shall be located on Master Plan/ Zonal Plan existing/proposed roads of minimum 30 m RoW (as per Master Plan / PWD/ MCD/ Revenue records).*

3.3.1 The site under reference lies on main Auchandi Border Bawana road with existing RoW of 25 mts. (as per Linear Layout Plan) and its proposed RoW is not mentioned in Master Plan for Delhi- 2021 or Zonal Development of Zone N and neither are the details available from the road owning agency. As such fulfillment of stipulated minimum RoW as mentioned in notified Regulations dated 08.03.2019, i.e., 30 m, cannot be confirmed/ ascertained in this case.

3.3.2 Further IGL vide its letter dated 09.02.2021 has conveyed the following:

We would like to request DDA to consider this retail outlet on existing 25 metres wide road as there is no CNG pump in the 5-7 km vicinity. Even DDA has allotted pumps on 24 m. road on the same consideration. Same was been approved in TC recently.

We are leaving approximately 7.5 metres of our land for road widening making a future provision of 40 m. ROW

4. PROPOSAL

In view of the examination as per Modalities issued by CL Branch and observations in para 3.3 above, all the planning parameters **except 3(i)** of the regulations dt. 08.03.2019 w.r.t minimum 30 mts. RoW are being fulfilled. Accordingly, the proposal for planning permission and NOC for CNG Station on Private **Khasra No. 33//15, Village Auchandi, Delhi** may be deliberated by the Technical Committee, subject to the following conditions:

- i. Land required for future road widening, if any, or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. The area reserved for road widening for the proposed RoW shall be maintained as green and be utilized only for proper ingress and egress to the proposed CNG station. .
- iii. All necessary clearances from the concerned authorities shall be obtained before execution.
- iv. All other conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 and various Technical Committee observations/ directions shall be mandatorily complied.
- v. Undertaking by IGL to the effect that it would ensure immediate cancellation of temporary permission granted in Land Pooling areas after 5 years or preparation of Layout Plan whichever is earlier and no claims/ compensation whatsoever shall be accepted.
- vi. Before issuing NOC to the applicant, CL Department, DDA may verify the ownership details as submitted by the applicant; and ensure that the Site under reference is not affected by any revenue related impediments such Revenue Rasta, drain, etc.

5. RECOMMENDATION

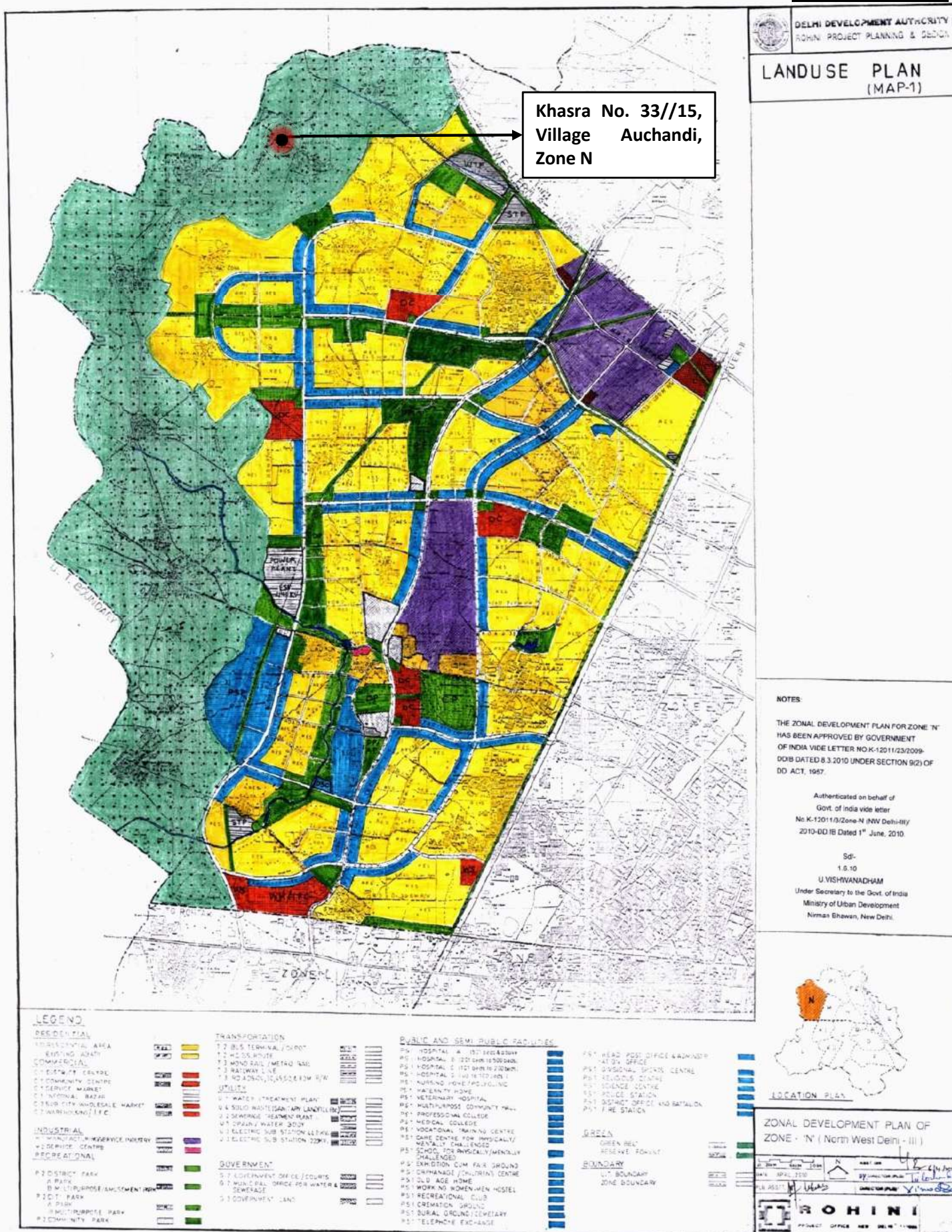
The proposal as contained in para 4 above is placed before the Technical Committee for consideration please.

Nishu
5/3/21
Asstt. Director (Plg.),
LP/Zone N

MK
5.3.2021
Dy. Director (Plg.)
Land Pooling LP/Zone N & PII

Arif
Addl. Commissioner (Plg.)-IV
DDA

ANNEXURE A





PROJECT :
PROPOSED CNG STATION FOR INDRAPRASTHA GAS LIMITED AT –
KHASRA NO. 33/15, VILLAGE AUCHANDI MAIN BAWANA AUCHANDI BORDER ROAD, DELHI

PROPOSED CNG STATION FOR INDRAPRASTHA GAS LIMITED AT –
KHASRA NO. 33/15, VILLAGE AUCHANDI MAIN BAWANA AUCHANDI BORDER ROAD, DELHI

DRAWN BY
AR. YASHK

DWG NO.— 08



Item No. - 29/2021

ITEM NO.: /2021

[Draft Agenda for Technical Committee]

Subject: Planning permission for CNG Station on Private Land Khasra no. 5//23/1, Village Kharkhari Nahar, Delhi.
(File No. PLG/LP/0003/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))

1. BACKGROUND

- 1.1. An E- Office file bearing number LD/CL/0049/2020/CNG/F13-COMMERCIAL LAND was received from Director (CL), DDA vide which application of Mrs. Rekha Rani for grant of NOC for setting up CNG/ EVC Station on private land at Khasra no. 5//23/1, Village Kharkhari Nahar, Delhi was forwarded with the request to examine the case as per policy.
- 1.2. Delhi Development Authority vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi'.
- 1.3. Commercial Lands Branch vide Office Order dated 06.12.2019 issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4. Master Plan & Development Control (MP & DC) Section, Planning Department vide note dated 20.02.2020 conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of TC will be communicated to CL Branch for further necessary action.
- 1.5. Director (CL) vide note dated 16.07.2020 has mentioned that while reviewing the progress VC DDA has desired that the case be examined quickly on merit and those found in conformity with policy guidelines of DDA be placed before the Screening Committee for consideration without any delay.
- 1.6. The 4th Technical Committee Meeting (held on 20.07.2020), vide Minutes dated 14.08.2020 made some general observations regarding proposals for Planning permission for Fuel Stations.
- 1.7. The 7th and 9th Technical Committee Meetings (held on 05.10.2020 and on 04.12.2020 respectively), vide Minutes dated 28.10.2020 and 21.12.2020 made some observations to expedite and streamline the processing of the Fuel Station cases.

2. EXAMINATION

- 2.1. Indraprastha Gas Limited vide emails and letters dated 05.01.2021 and 09.02.2021, submitted documents such as attested Site cum Linear Layout Plan (**Annexure A**), PESO approval (along with the approved drawing) with respect to the case under reference. Accordingly a Site Inspection was conducted by Planning Department on 08.02.2021 in order to scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019.
- 2.2. Based on the above and as per the standard proforma prepared through various deliberations by senior officers, matter was examined and following is the status vis-à-vis planning parameters:

Senior officers, matter was examined and following is the status vis-à-vis planning parameters:				
S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land Use Details of the Site			
a	Planning Zone in which the site falls	Zone L	Planning Zone L	—
b	Land use as per MPD-2021/ Zonal Development Plan (ZDP)	Agricultural	PSP & Transportation (as per notified ZDP)	Location of Site u/r on ZDP is placed at Annexure B.
c	Whether site lies in Urban area or Rural area	—	Urban	Village Kharkhari Nahar declared 'Urban' vide Gazette notification no. F. 7/79/ADLB/ 2016/CD-0003831 32/3827-3841 dt. 16.05.2017

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	—	No	—
f	Whether part of approved Layout plan by Government/ DDA	No	No	—
g	Whether Site falls in Land Pooling Zone	Yes	Yes	Site u/r falls in Village Kharkhari Nahar which is a land pooling village.
h	Name of Land Pooling Zone & Sector number	—	Sector 12, Zone L	—
i	Undertaking for participation in Land Pooling Policy	—	Submitted	Submitted by owner and lessee vide letter dated 09.02.2021.
2	Plot Details			
a	Category of Fuel Station- CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ EV Charging Station	CNG Station IGL vide letter dated 05.01.2021 stated that 'We will only install CNG facility on the subject land and shall not demand any differential in rates of CLU in future if the same is being installed at later stage after approval from DFS and PESO.'	Application is submitted for CNG/ EVC Station whereas PESO approval is for CNG Station only. However as per minutes of 7 th Technical Committee Meeting held on 05.10.2020 Item no. 39/2020, Para a(i), to expedite and streamline the processing of cases, the following was agreed: 'EV Charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it a later stage on need basis as per the Policy'.
b	Proportion & Location of CNG & EVC earmarked in the map	No	Not required	
c	Area of plot (in sq m)*	1080 sq m	1080 sq m (as per submitted drawing)	—
d	Plot Dimensions (in Metre)* - Front - Back - Left - Right	Front – 35.23 m Back – 30 m Left – 27.08 m Right – 44.48 m (as per submitted drawing)	Front – 35.23 m Back – 30 m Left – 27.08 m Right – 44.48 m (as per submitted drawing)	—
e	Whether Plot frontage is at least 30 m, if not what is it?*	35.23 m	35.23 m (as per submitted drawing)	—

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	Width not mentioned in submitted drawing. However 258.7 sq m area left for future road widening as per submitted drawing.	—	—
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	—	Not required as area of plot is less than 1485 sq m	—
h	Site plan showing ingress & egress points	Yes	Yes	Submitted vide letter dated 05.01.2021
3	Road/ Approach Details			
a	Whether the Site lies on National Highway	No	No	—
b	Proposed RoW (as per notified ZDP)	45 m	45 m	—
c	Existing road width in front of the plot*	25.4 m	4 lane with divided carriageway (25 m approximately)	—
4	Distance of Site from nearest intersection			
a	From minor road having RoW less than 30 m	—	350 m (More than 50 m which conforms to Regulations dated 08.03.2019)	
b	From major road having RoW more than 30 m	—	160 m approximately from proposed intersection of UER-I (More than 100 m which conforms to Regulations dated 08.03.2019)	
5	Distance of Site from the nearest fuel station of same category			
a	Divided carriageway - Same side of road - Opposite side of road	No	- 1100 m approximately (More than 1000 m which conforms to Regulations dated 08.03.2019). - More than 500 m which conforms to Regulations dated 08.03.2019.	
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	Not applicable	—
6	Approvals/ NOC taken from other Authorities			
a	Approval from PESO	Yes	Submitted	Submitted vide letter dated 05.01.2021.
b	NOC from Traffic Police	—	Not submitted	As per Minutes of the 7 th Technical Committee held on 05.10.2020, Item

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
				no. 39/2020, Para a(i) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'
c	Approval from NHAI (if applicable)	—	Not applicable	—
d	Any other approval/ NOC (if taken)	—	—	—
7	Current Status of Site	—	Site u/r is being used for agriculture as on 08.02.2021.	
8	Any other information/ detail furnished	—	Lol dated 16.10.2019 from IGL submitted.	
*Details furnished by IGL at S. No. 2(c), 2(d), 2(e) and 3(c) are to be verified/ authenticated based on actual surveys.				


3. PROPOSAL

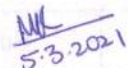
In view of Para 2 above, since the planning parameters as stipulated in the notified regulations dated 08.03.2019 and as per observations made in 4th and 7th Technical Committee Meeting held on 20.07.2020 and 05.10.2020 respectively are being fulfilled, the proposal for planning permission for CNG Station on Private Land Khasra no. 5/23/1, Village Kharkhari Nahar may be approved, subject to the following conditions:


- Land required for future road widening, if any, or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- All necessary clearances from the concerned authorities shall be obtained before execution.
- All other conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 and various Technical Committee observations/ directions shall be mandatorily complied.
- Undertaking by IGL to the effect that it would ensure immediate cancellation of temporary permission granted in Land Pooling areas after 5 years or preparation of Layout Plan whichever is earlier and no claims/ compensation whatsoever shall be accepted.
- Before issuing NOC to the applicant, CL Department, DDA may verify the ownership details as submitted by the applicant; and ensure that the Site under reference is not affected by any revenue related impediments such Revenue Rasta, drain, etc.

4. RECOMMENDATION

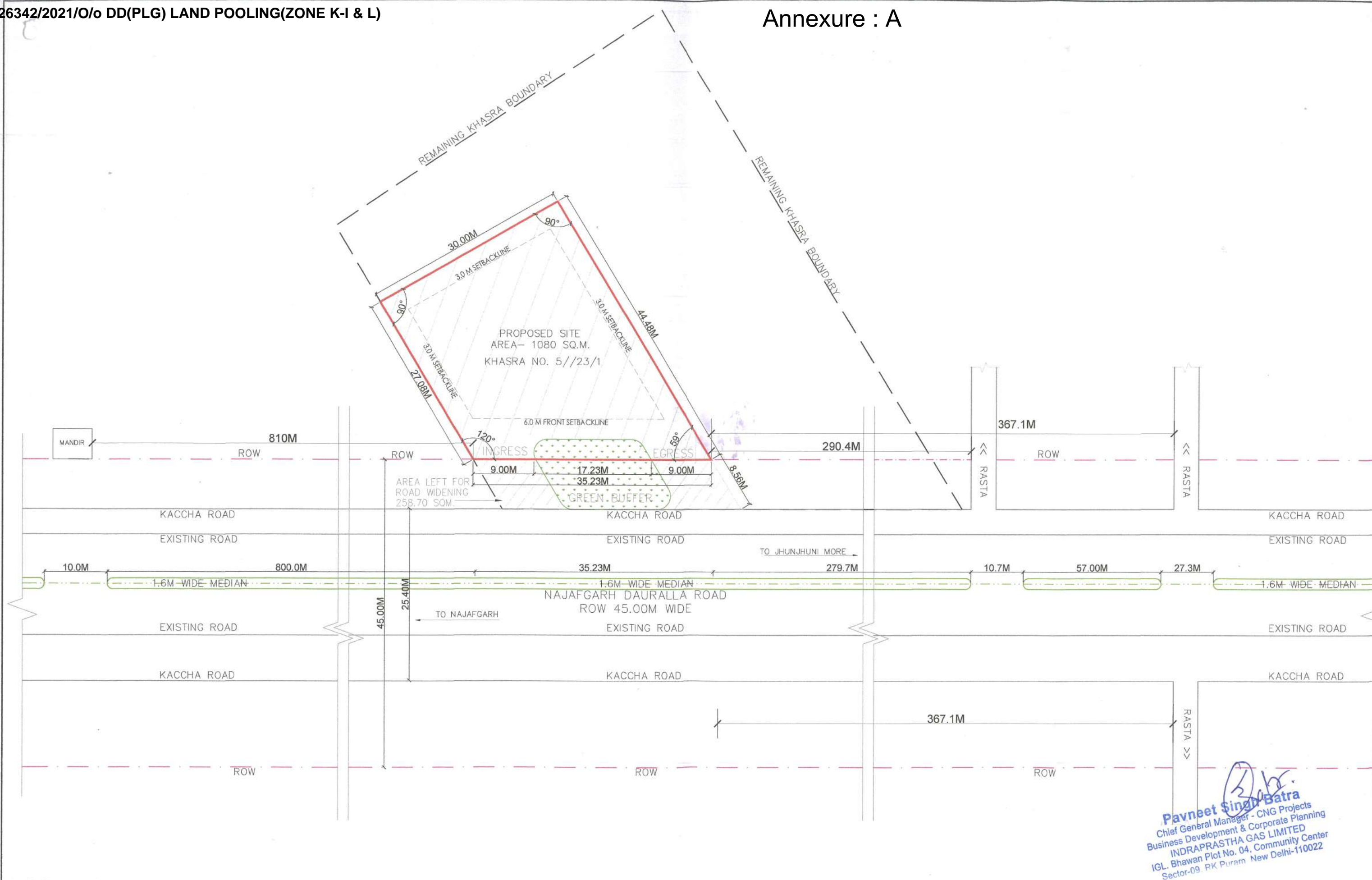
The proposal as contained in Para 3 above is placed before the Technical Committee for consideration, please.


Assistant Director (Plg.) Zone L


Dy. Director (Plg.) Zone K-I/ L


Additional Commissioner (Plg.)- IV

Annexure : A



LINEAR LAYOUT PLAN

PROJECT :

PROPOSED CNG STATION FOR INDRAPRASTHA GAS LIMITED AT -
KHASRA NO. 5//23/1, VILLAGE KHARKHARI NAHAR, TEHSIL - NAJAFGARH, DISTRICT - SOUTH WEST, DELHI-110043

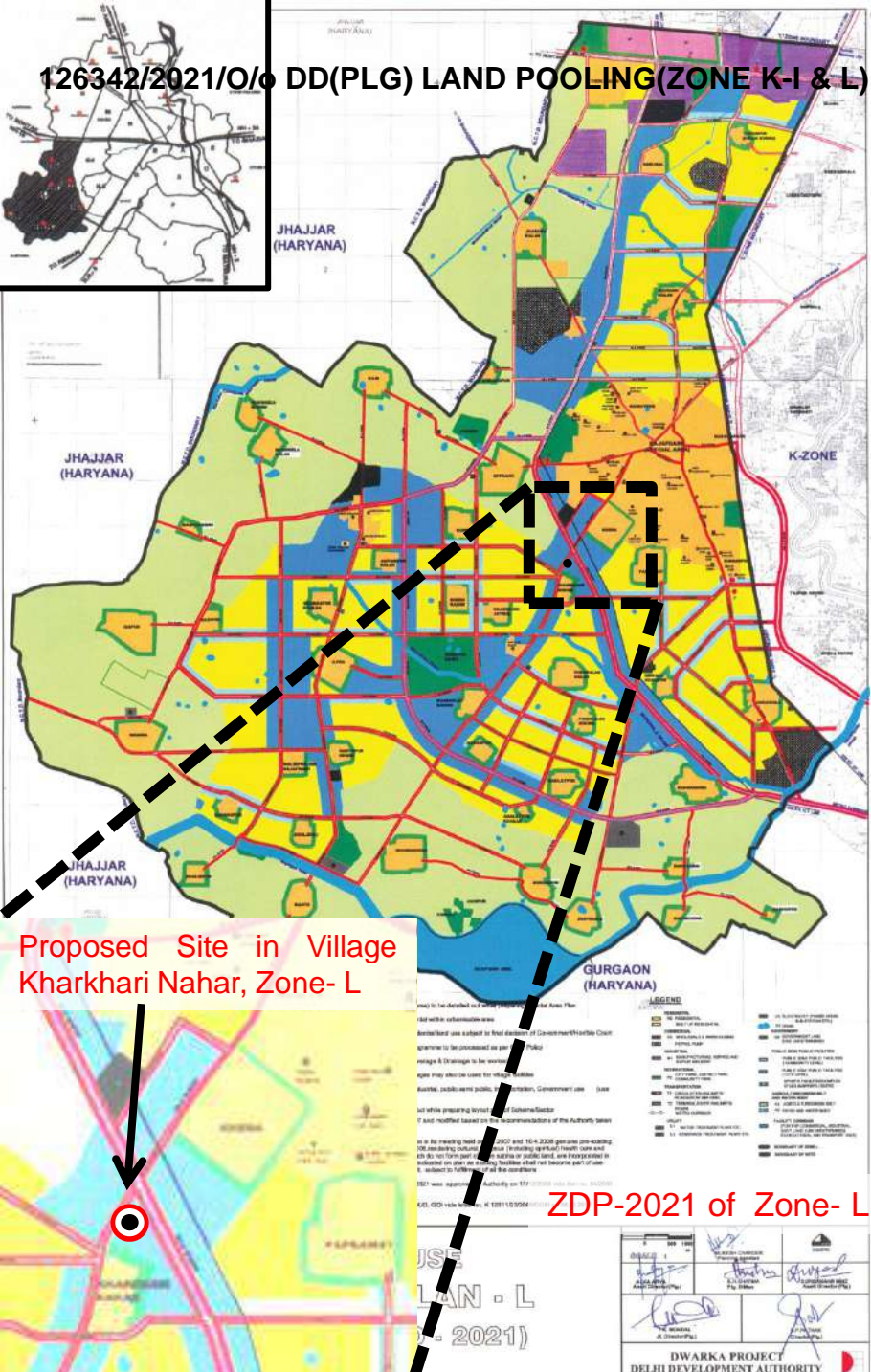
DATE
21-09-2020

DRAWN BY
AR. ARPITA

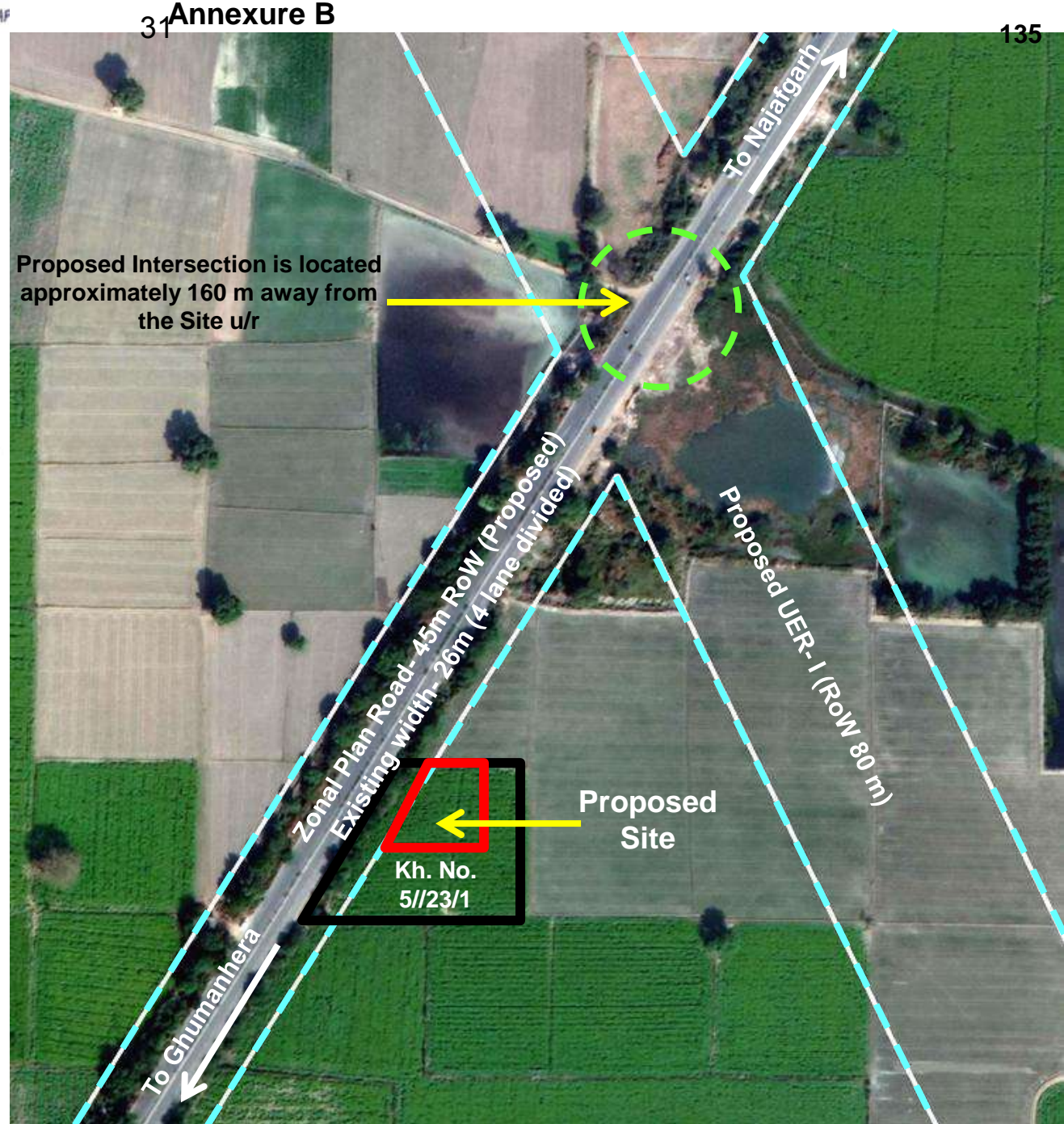
SCALE— N.T.S.

DWG NO.— 18





Location of Proposed Site in Village Kharkhari Nahar on ZDP- 2021



Location of Khasra & Proposed Site in Village Kharkhari Nahar on Satellite Imagery



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

SUBJECT: PROPOSAL REGARDING INCLUSION OF AFFORDABLE RENTAL HOUSING COMPLEX (ARHC) SCHEME IN MPD-2021

E-File No. : PLG/MP/0004/2021/F-15/-O/o DY DIRECTOR (PLG) MP AND DC

1. BACKGROUND

- 1.1. Ministry of Housing and Urban Affairs (MoHUA), Govt. of India has issued Operational Guidelines for Affordable Rental Housing Complexes (ARHCs) under PMAY (U). The scheme has been prepared in consultation with concerned Central Ministries/Departments, States/UTs and other stakeholders from Private/Public Sector as a sub-scheme under PMAY (U). (Operational Guidelines for ARHC enclosed as **Annexure-I**)
- 1.2. ARHC scheme aims at creating vibrant, sustainable and inclusive affordable rental housing avenues for urban migrants and urban poor including street vendors, rickshaw pullers, other service providers, industrial workers, migrants labours for market/trade associations, educational/health institutions, hospitality sector, long term tourists/visitors, students or any other persons of such category.
- 1.3. The scheme proposes two (02) Models for implementation of ARHCs which are as following:
 - i. **Model 1**– Converting existing Government funded vacant houses into ARHCs through Concession Agreement.
 - ii. **Model 2**- Construction, Operation & Maintenance of ARHCs by Public/Private Entities on their own available vacant land.
- 1.4. A meeting was held under Member (Admin & LM)/PMAY on 11.12.2020 for implementation of the scheme in Delhi wherein it was decided to make requisite amendments in Master Plan to incorporate the scheme. Later, it was desired that a Committee maybe formed to examine the Model-2 of the ARHC scheme in context of Delhi and suggest necessary amendments in MPD-2021 for incorporation of the same.

In view of above, a Committee was formed constituting the officials from Planning, Housing, Finance Department of DDA and NIUA.

- 1.5. The Committee met on 04.02.2021 and the amendments required in MPD-2021 for implementation of the ARHC Scheme in Delhi were discussed and the following was decided:
 - i. *The policy for Affordable Rental Housing Complex be incorporated in MPD-2021 and suitably dovetailed in MPD-2041, as per the Operational Guidelines for ARHC, provided by MoHUA, Govt. of India.*
 - ii. *The Development Control Norms for the policy shall be in consonance with the existing provisions in MPD-2021 for Housing for Urban poor/Group Housing or as deemed necessary to make the model financially feasible for public Use/Private Entities and for PPP model.*

- iii. Necessary amendments in MPD-2021 be undertaken to incorporate the ARHC policy efficiently.

2. EXAMINATION

- 2.1. There is no provision regarding affordable Rental Housing in MPD-2021.
- 2.2. As per NIUA, provisioning for Rental Housing both for General sector as well as Affordable sector along with Development Control Norms is being provisioned in MPD-2041.
- 2.3. For executing Model – I (ARHC in Government Housing) implementation of only Model Tenancy Act is needed and no amendment in MPD is required.
- 2.4. In order to implement Model – II, i.e., to incentivize the ARHC Scheme in MPD-2021, ARHCs on Privately Owned Land shall adopt Development Control Norms, in line with the norms for 'Group Housing in Redevelopment Areas/ Rehabilitation area/ Special Area/ Village/ (Lal Dora/Firni)/Extended Lal Dora', as provided in Para 4.4.3 'B' of MPD-2021, and the revised norms for Unauthorized Colonies, Public Notice regarding which has been published vide S.O. 93(E) dated 08.01.2021.
- 2.5. Modalities w.r.t. ARHC shall be as per the Operational Guidelines for the Affordable Rental Housing Complexes as issued by MoHUA, Govt. of India and as per the approvals of DDA.
- 2.6. It is pertinent to mention here that the current proposal is being taken up under Model – II for incentivizing ARHCs only on Privately Owned Land on priority basis. This will include plots auctioned by DDA where developer wishes to utilize the purchased plot for ARHC.

3. PROPOSAL

Based on the above examination the following modification in MPD-2021 is proposed:

Provision in MPD - 2021	
Para 4.2.3 : Housing for Urban poor	
Existing Provisions	Proposed Amendments/Modifications
No provision	<p>The following Para to be added after Sr. No. 4.2.3.4:</p> <p>4.2.3.5 Affordable Rental Housing Complexes (ARHCs)</p> <p>ARHCs schemes aimed at creating vibrant, sustainable and inclusive affordable rental housing avenues for urban migrants and urban poor including street vendors, rickshaw pullers, other service providers, industrial workers, migrants labours for market/trade associations, educational/health institutions, hospitality sector, long-term tourists/visitors, students or any other persons of such category.</p> <p>The Modalities with respect to ARHC shall be as per the Operational Guidelines for the Affordable Rental Housing Complexes as issued by Ministry of Housing and</p>

Urban Affairs, Govt. of India. Further, these shall also adhere to the approvals as granted by DDA.

Table 4.3: Uses / Use Activities Permitted in Use Premises

No provision	Use Premises	Definition	Use/ Use Activities Permitted
	Affordable Rental Housing Complexes (ARHCs)	<p>Affordable Rental Housing Complexes is a listed project with a mix of at least 40 Dwelling Units (DUS) and Dormitories along with basic civic infrastructure facilities such as water, sanitation, sewerage/ septage, road, electricity along with necessary social/commercial Infrastructure for urban migrant/poor of EWS/LIG categories.</p> <p>In an ARHC -</p> <ul style="list-style-type: none"> (a) all the residents in the ARHC shall occupy the house on the basis of License rights provided by the Owner of the Housing Complex to them, (b) The Maximum Tenure of such Licenses shall not be more than three years, and (c) The License deed should not be renewable beyond the maximum tenure. <p>Further, in an ARHC, it shall be the obligation of the owner of the Housing complex that -</p> <ul style="list-style-type: none"> (a) He does not charge any premium towards grant of license to any resident (b) No Resident is allowed to continue residing in the house / complex beyond the maximum tenure of license by re-executing a license. 	Residential Flat, Convenience Shops, Community Room, Society Office, Anganwari, Milk Booth.

Para 4.4.3	CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES										
No provision	<p data-bbox="361 191 1015 245">The following to be added after Sr. No. 'H' : Studio Apartments</p> <p data-bbox="361 254 1133 310">J. Affordable Rental Housing Complexes (On Privately Owned Land)</p> <table border="1" data-bbox="382 317 1239 667"> <tr> <td data-bbox="382 352 701 380">Minimum size of plot</td><td data-bbox="701 338 1239 380">2000 sqm.</td></tr> <tr> <td data-bbox="382 407 701 434">Maximum Ground Coverage</td><td data-bbox="701 392 1239 434">33.3%</td></tr> <tr> <td data-bbox="382 462 701 489">Maximum FAR</td><td data-bbox="701 447 1239 489">200</td></tr> <tr> <td data-bbox="382 516 701 543">Height</td><td data-bbox="701 501 1239 583">NR (Subject to clearance from AAI/Fire Department and other statutory bodies.</td></tr> <tr> <td data-bbox="382 611 701 638">Parking</td><td data-bbox="701 596 1239 638">0.5 ECS/100 sqm built up area</td></tr> </table> <p data-bbox="419 716 1262 1724"> i. ARHCs could be constructed, operated and maintained by any entity, including Government Bodies or could be handed over to a Concessionaire (Private Entities) for operation and maintenance, as per Model-I of the ARHC Scheme of Govt. of India. ii. ARHCs can be on PPP basis. iii. ARHCs constructed through this model will consist of a mix of Dwelling Unit (upto 30/50 sqm carpet area each for single/double bedroom respectively) and Dormitory of 4/6 beds (up to 10 sqm carpet area per bed) including all common facilities. iv. The Carpet Area of any Dwelling Unit in the complex shall not exceed 50 sqm. v. A single project of ARHC shall have at least 40 DU (double bedroom/ single bedroom) or equivalent dormitory beds (1 single bedroom unit of upto 30 sqm carpet area is considered equivalent to 3 Dormitory beds). However, a ceiling of maximum 1/3 Dwelling Units (33%) in Double Bedroom form shall be there. vi. There will be complete flexibility to Private/Public Entities to have any mix of single/double bedroom and dormitories (4/6 units). However, to ensure that such complexes are used for urban migrant/poor of EWS/LIG category and not misused for any other purposes, a ceiling of maximum tenure of License has been provisioned. vii. To incentivize the concept of ARHCs, a maximum overall FAR of 50% over and above the permissible FAR shall be given, free of charges. viii. Commercial component up to 10% of permissible FAR in the complex may be permitted which could be rented or sold by the Entity. ix. The Modalities with respect to ARHC shall be as per the Operational Guidelines for the Affordable Rental Housing Complexes as issued by Ministry of Housing and Urban Affairs, Govt. of India and as per approvals of DDA. x. In case where the provisions in the Guidelines are not explicit, separate Development Control Norms shall be prescribed, subject to approval of DDA/Authority. </p>	Minimum size of plot	2000 sqm.	Maximum Ground Coverage	33.3%	Maximum FAR	200	Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.	Parking	0.5 ECS/100 sqm built up area
Minimum size of plot	2000 sqm.										
Maximum Ground Coverage	33.3%										
Maximum FAR	200										
Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.										
Parking	0.5 ECS/100 sqm built up area										

SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES						
No provision	The following to be added under 'Residential' Use Premise, at Sr. No. 'xii', after State Bhawan/ State Guest Houses.					
	Sl. No.	Use Premises	Use Zones			
	RD	RESIDENTIAL	RD	C ₁	C ₂	M PS
	xii	Affordable Rental Housing Complex (ARHC)	P	P	P	P P

4. RECOMMENDATION

The proposal as contained in Para 3.0 above is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and inviting objections / suggestions from the general public.


Asst. Director (Plg.)
Master Plan


Dy. Director (Plg.)
Master Plan


Addl. Commissioner (Plg.) - I

98244/2020/PMAY I



Ministry of Housing and Urban Affairs
Government of India



Affordable Rental Housing Complexes (ARHCs)

Ease of Living for Urban Migrants/ Poor

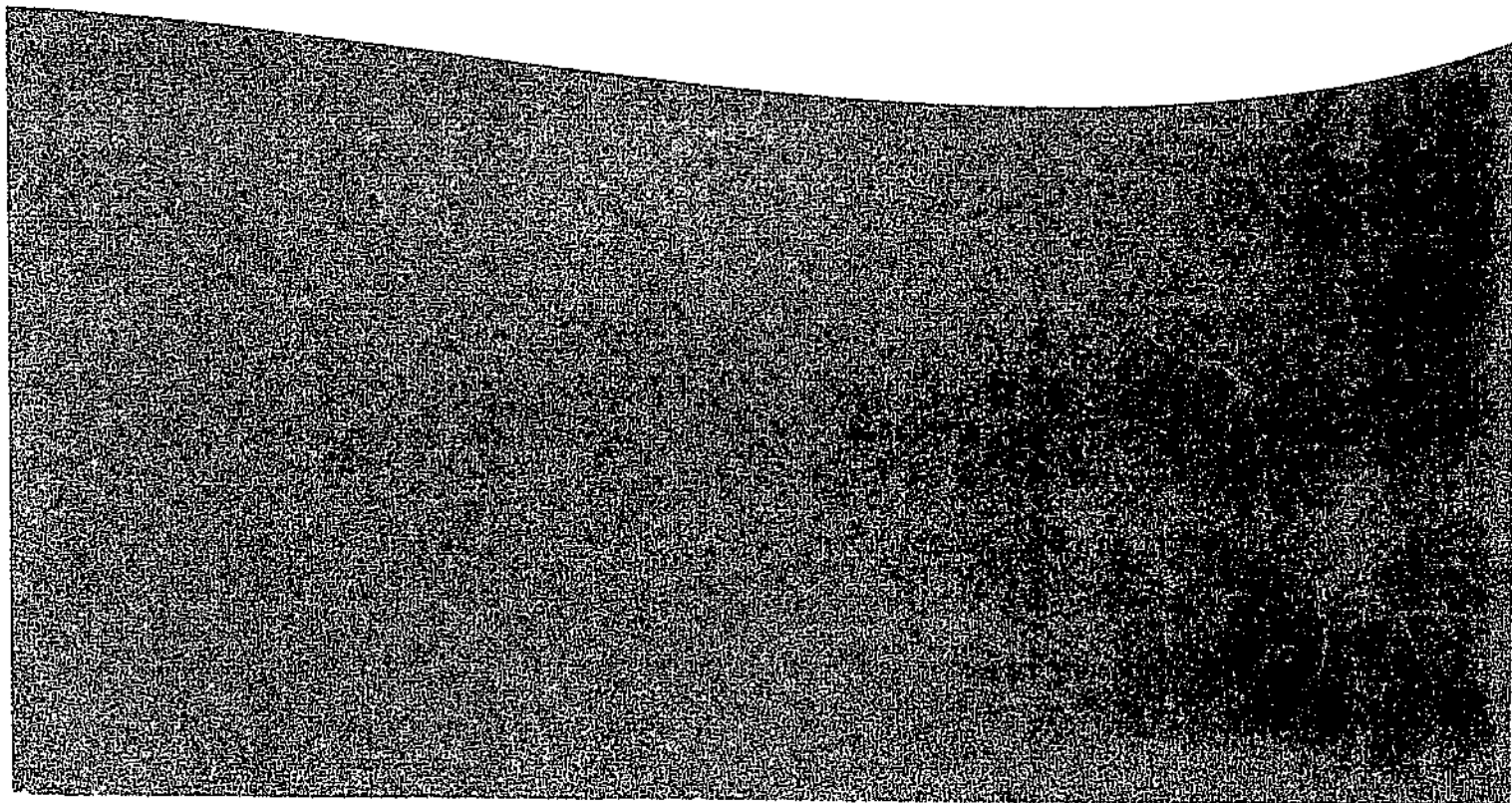


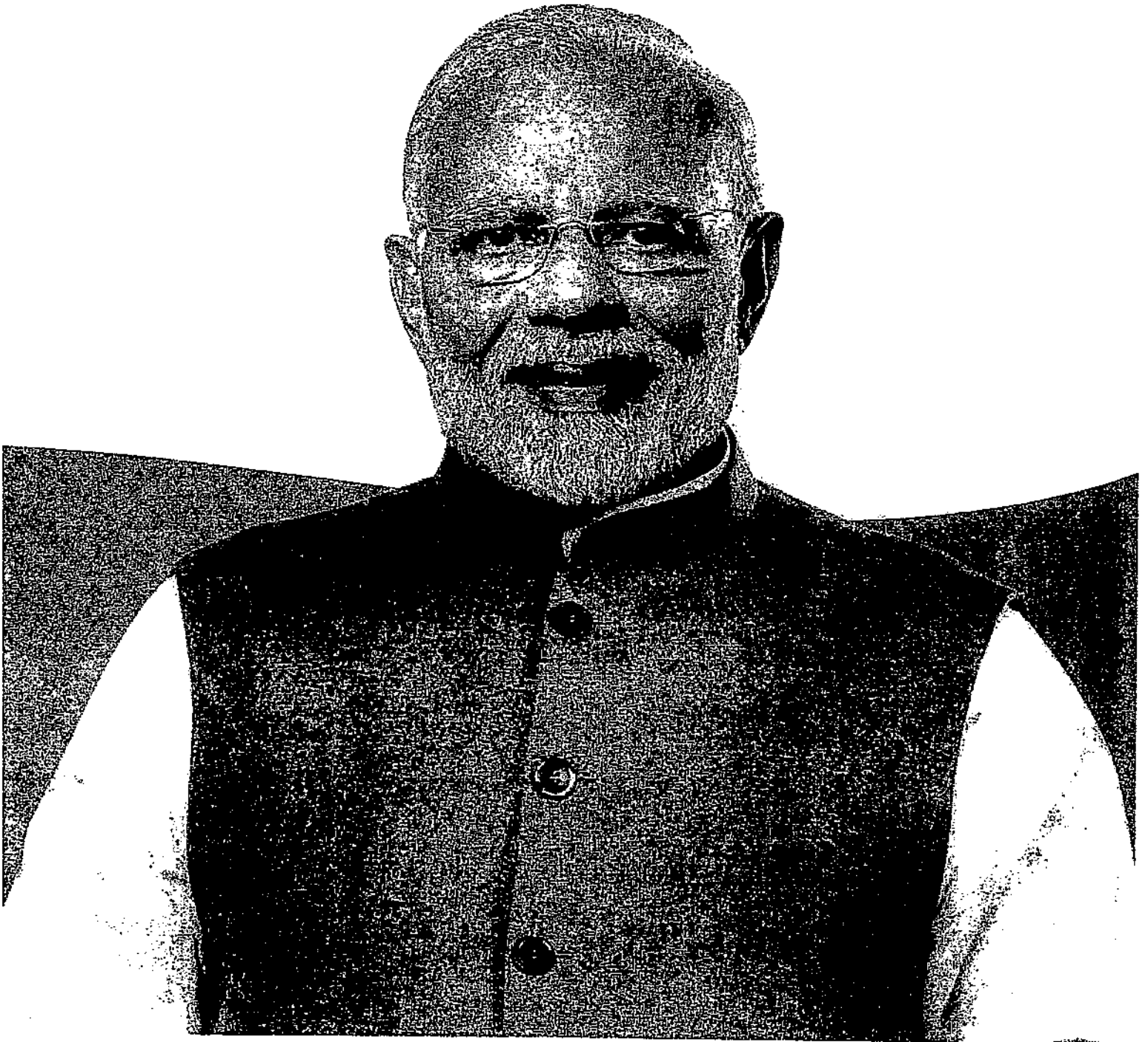
Operational Guidelines

July 2020

**“सरकार ने शहरों में प्रवासियों के लिए
आवास उपलब्ध कराने के लिए जिस रेंटल
स्कीम की घोषणा की है उसमें आप सभी
साथियों को मैं सक्रिय भागीदारी के लिए
आमंत्रित करता हूँ...”**

– नरेन्द्र मोदी

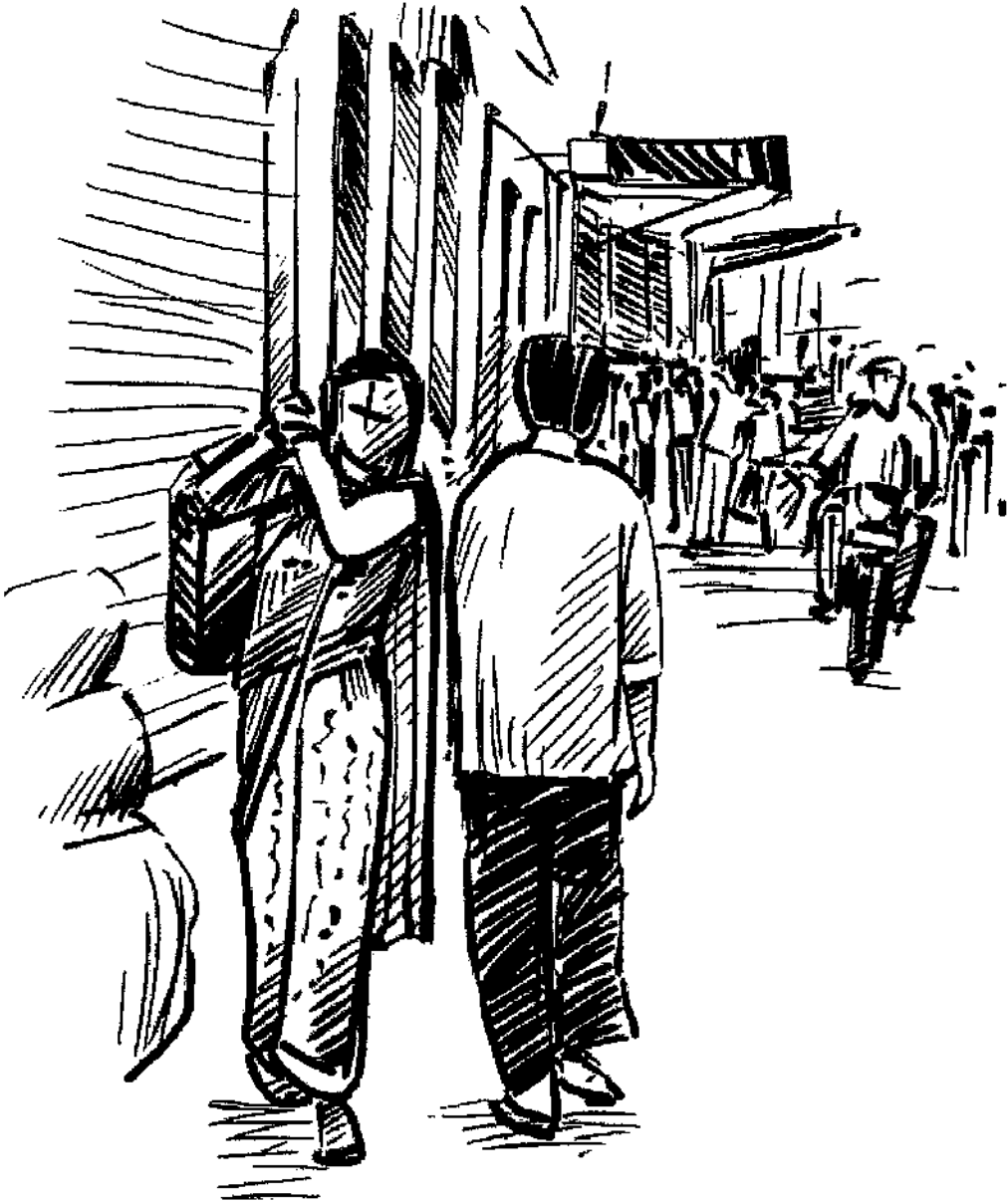




98244/2020/PMAY



Ministry of Housing and Urban Affairs, Government of India



PREFACE

Post COVID-19, Hon'ble Prime Minister has given clarion call for "AatmaNirbhar Bharat" to promote economic activities. Aligned with this vision, Ministry of Housing and Urban Affairs has initiated Affordable Rental Housing Complexes (ARHCs) as a pro-poor and significant step for urban migrants/ poor. It will be run under Pradhan Mantri Awas Yojana - Urban (PMAY -U). This initiative is being taken up for the first time in the country to improve their living conditions and obviate them from staying in slums, informal settlements or peri-urban areas.

ARHCs aim at creating vibrant, sustainable and inclusive affordable rental housing avenues for urban migrants/ poor by 'aggregation of their demand at a given site'. These ARHCs will provide them dignified living with all civic amenities in proximity to their workplace by:

1. Utilizing existing Government funded vacant houses in cities by converting them into ARHCs under Public Private Partnership (PPP) mode or by Public agencies as a **Centrally Sponsored Scheme**,
2. Construction, Operation and Maintenance of Affordable Rental Housing Complexes by Public/ Private Entities on their own available vacant land as a **Central Sector Scheme**.



98244/2020/PMAY I

Ministry of Housing and Urban Affairs, Government of India



TABLE OF CONTENTS

Sl. No.	CONTENTS	PAGE NO.
1	PREFACE	5
2	LIST OF ABBREVIATIONS	8
3	DEFINITIONS FOR THE PURPOSE OF ARHCs	10
4	CONTEXT	14
5	BACKGROUND	14
6	PRINCIPLES AND OBJECTIVES	15
7	COVERAGE AND DURATION	15
8	TARGET BENEFICIARIES	15
9	STRATEGY AND APPROACH	16
10	IMPLEMENTATION METHODOLOGY	21
11	ROLES AND RESPONSIBILITIES	26
12	OPERATION AND MAINTENANCE	30
13	FUNDING PATTERN	30
14	ADMINISTRATIVE STRUCTURE	31
15	MONITORING AND EVALUATION	32
16	CAPACITY BUILDING	33
17	EXCEPTION	33
LIST OF ANNEXURES		
1	ANNEX-1: MEMORANDUM OF AGREEMENT	34
2	ANNEX-2: FORMAT FOR 'ARHCs' PROJECTS WITH PRIVATE/PUBLIC BODIES	36
3	ANNEX-3: INDICATIVE DESIGN OF DWELLING UNIT AND DORMITORY	44
4	ANNEX-4: CSMC AND SLSMC FOR "HOUSING FOR ALL" MISSION	47
5	ANNEX-5: ILLUSTRATIVE MODELS OF FINANCIAL VIABILITY ANALYSIS OF ARHCs	48
6	ANNEX-6: FORM OF UTILISATION CERTIFICATE	52
7	ANNEX-7: FORM OF UTILISATION CERTIFICATE	53



98244/2020/PMAY I



Ministry of Housing and Urban Affairs, Government of India

LIST OF ABBREVIATIONS

ARHCs	Affordable Rental Housing Complexes
AHF	Affordable Housing Fund
AIM	Atal Innovation Mission
AMRUT	Atal Mission for Rejuvenation and Urban Transformation
BIS	Bureau of Indian Standards
BMTPC	Building Materials & Technology Promotion Council
COVID-19	Corona Virus Disease- 2019
CPWD	Central Public Works Department
CSMC	Central Sanctioning and Monitoring Committee
DCR	Development Control Regulations
DPR	Detailed Project Report
DEA	Department of Economic Affairs
DSCR	Debt Service Coverage Ratio
DUs	Dwelling Units
EMI	Equated Monthly Installment
EOI	Expression of Interest
EWS	Economically Weaker Section
FAR	Floor Area Ratio
FSI	Floor Space Index
GFR	General Financial Rules
GHTC-India	Global Housing Technology Challenge- India
GST	Goods and Services Tax
HFA	Housing for All
HFCs	Housing Finance Companies
HML	Harmonized Master List
HUA	Housing & Urban Affairs
IEC	Information Education and Communication
IRR	Internal Rate of Return
JnNURM	Jawaharlal Nehru National Urban Renewal Mission
LIG	Low Income Group
MoA	Memorandum of Agreement
MoF	Ministry of Finance
MoHUA	Ministry of Housing and Urban Affairs

8



MTA	Model Tenancy Act
NBC	National Building Code
NPV	Net Present Value
DAY-NULM	Deendayal Antyodaya Yojana - National Urban Livelihoods Mission
O&M	Operation and Maintenance
PMAY (U)	Pradhan Mantri Awas Yojana (Urban)
PPP	Public Private Partnership
PSL	Priority Sector Lending
PSU	Public Sector Undertakings
RAY	Rajiv Awas Yojana
RBI	Reserve Bank of India
RDOT	Repair/ Retrofit- Develop-Operate-Transfer
RFP	Request for Proposal
SBM-U	Swachh Bharat Mission – Urban
SLNA	State Level Nodal Agency
SLSMC	State Level Sanctioning & Monitoring Committee
TIG	Technology Innovation Grant
TSM	Technology Sub-Mission
ULB	Urban Local Body
UT	Union Territory
VGF	Viability Gap Funding



98244/2020(PMAY)



Ministry of Housing and Urban Affairs, Government of India

DEFINITIONS FOR THE PURPOSE OF ARHCs

Affordable Rental Housing Complexes	<p>Affordable Rental Housing Complexes (ARHCs) here shall mean a listed project with a mix of at-least 40 Dwelling Units (DUs) and Dormitories along with basic civic infrastructure facilities such as water, sanitation, sewerage/ septage, road, electricity along with necessary social/commercial infrastructure for urban migrant/poor of EWS/LIG categories.</p> <p>DUs will comprise of single bedroom upto 30 sqm/ double bedroom upto 60 sqm with living area, kitchen, toilet and bathroom and Dormitory Bed of upto 10 sqm carpet areas each.</p> <p>Initial rent of ARHCs will be fixed by Local Authority/ Entities based on local survey of surrounding area, wherein project is situated and shall be operated for a minimum period of 25 years.</p>
Affordable Housing Fund	Affordable Housing Fund (AHF) was set up in National Housing Bank with a corpus of Rs 10,000 crore to provide refinance assistance to Housing Finance Companies in respect of their individual housing loans to target segments in rural and urban areas. AHF is allocated by Reserve Bank of India (RBI) out of priority sector lending shortfall.
AatmaNirbhar Bharat	AatmaNirbhar Bharat means Self-Reliant India.
Building Materials and Technology Promotion Council	An autonomous organization under the aegis of the Ministry of Housing & Urban Affairs to bridge the gap between research and development for large scale field application of innovative building materials & construction technologies in construction sector.
Beneficiaries	Beneficiaries for ARHCs scheme belong to EWS/LIG categories who are urban migrants/poor. They include street vendors, rickshaw pullers, and other service providers, industrial workers along with migrants working with market/trade associations, educational/health institutions, hospitality sector long term tourists/visitors, students or any other category.
Carpet Area	Area enclosed within the walls i.e. actual area to lay the carpet. This area does not include the thickness of the inner walls.
Central Sector Scheme	Central Sector Schemes are those that are implemented by a Central Agency and 100% funded by Center on subjects within the Union list.

98244/2020



Centrally Sponsored Scheme	Centrally Sponsored Schemes are those that are funded directly by the Central Ministries/Departments and implemented by States/UTs or their agencies, irrespective of their pattern of financing, unless they fall under the Centre's sphere of responsibility i.e. the Union list. This assistance is provided in areas that are State subjects, with the Centre wishing to motivate the States to take up such programs.
Concessionaire	Concessionaire means Public/Private agencies, organizations, industrial bodies/associations, institutions implementing ARHCs under Model- 1.
Central Sanctioning and Monitoring Committee	An inter-ministerial committee viz. Central Sanctioning and Monitoring Committee (CSMC) constituted under the Chairpersonship of Secretary (HUA) for implementation of the Mission, approvals thereunder and monitoring.
Dwelling Unit	Dwelling Unit under ARHCs shall be an all-weather structure comprising of single bedroom up to 30 sqm/ double bedroom up to 60 sqm carpet areas each with living area, kitchen, toilet and bathroom.
Dormitory	Dormitory under ARHCs shall be an all-weather building with 4/6 bedded halls having total carpet area upto 10 sqm per bed including provision of side table, cupboard, locker and common facilities like water, electricity, kitchen, toilet, dining & recreational activity area, office/ visitor/ medical room. States/ UTs may determine the area as per their local needs.
Development Control Regulations	Development Control Regulations are a set of rules and protocols prescribed by State/UT to ensure planned and effective development of a city for general welfare of the public.
Economically Weaker Section	EWS households are families having an annual income up to Rs. 3,00,000 (Rupees Three Lakh). States/UTs shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with the Centre.
Entity	Entity means Public/Private bodies including landowners, developers, promoters, manufacturing units, industries, institutions, associations, Central Government organisations/ parastatals implementing ARHCs on their own available vacant land under Model- 2.
Floor Area Ratio (FAR)/FSI :	<p>The quotient obtained by dividing the total built-up area on all floors by area of plot:</p> $\text{FAR} = \frac{\text{Total built-up area on all the floors} \times 100}{\text{Plot area}}$ <p>If States/UTs/Cities have some variations in this definition, States/UTs/Cities definitions will be accepted under the Mission.</p>



98244/2020/PMAY-U



Ministry of Housing and Urban Affairs, Government of India

Housing Finance Company	The Housing Finance Company is form of non-banking financial company which is engaged in the principal business of financing of acquisition or construction of houses that includes the development of plots of lands for the construction of new houses.
Low Income Group	LIG households are defined as families having an annual income between Rs. 3,00,001 (Rupees Three Lakh One) up to Rs. 6,00,000 (Rupees Six Lakh). States/UTs shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with Centre.
Listing	Refers to inclusion of project as "ARHCs project" by respective States/UTs based on qualifying criteria. Listing of project as ARHCs will enable the Concessionaire/Entity to seek incentives under Scheme, provisioned by Government of India and State/UTs.
Livable ARHCs	Livable ARHCs shall include on-site infrastructure such as internal roads, pathways, common green area, boundary wall, water supply sewerage/septage, drainage, external electrification. Dwelling units under ARHCs shall have water supply, electricity, kitchen and toilet conforming to NBC/ State/ Local Authority norms. Dormitories shall have separate bed/side table, shelves, lockers, common facilities of kitchen and toilet.
Migrants	Urban migrants for ARHCs means a person or groups of people/ families, who take a conscious decision to move away or relocate from their residence to another place temporarily or permanently, for employment opportunities/ education/ health visits etc.
Public Private Partnership	PPP is a cooperative arrangement between two or more public and private sectors to work together for execution of a project and provide intended services.
Pradhan Mantri Awas Yojana- Urban	Pradhan Mantri Awas Yojana-Urban (PMAY-U) is a flagship Scheme of Government of India launched on 25 th June, 2015. The Scheme aims at providing pucca house with basic amenities to all eligible urban households to achieve the larger goal of 'Housing for All' by 2022, when India completes its 75 year of Independence.
Parastatals	Parastatals are institutions/organizations, which are wholly or partially owned and managed by the Government (either autonomous or quasi-Governmental).

98244/2020/PMAY-U



Priority Sector Lending	Priority Sector Lending is to provide specified portion of the bank lending to few specific sectors like agriculture and allied activities, micro and small enterprises, poor people for housing, students for education and other low income groups and weaker sections.
State Level Sanctioning & Monitoring Committee	States/UTs constituted an inter-departmental State Level Sanctioning & Monitoring Committee (SLSMC) for approval of Action Plans and projects under various components of the Mission.
State Level Nodal Agency	Nodal Agency designated by the State Governments for implementing the PMAY (U) Mission.
Technology Sub-Mission	Technology Sub-Mission (TSM) has been set up under PMAY(U) Mission to facilitate adoption of innovative, sustainable, eco-friendly and disaster-resilient technologies and building materials for low-cost, speedier and quality construction of houses.
Technology Innovation Grant	Technology Innovation Grant (TIG) under TSM is to facilitate adoption of innovative, sustainable, green and disaster-resilient technologies as well as building materials for cost effective, faster and quality construction of ARHCs.
Trunk Infrastructure	Trunk infrastructure is the higher order infrastructure development with primary purpose to service 'catchment' areas to be shared between developments, commonly provided by local governments. It includes development of main line of infrastructure such as water supply, drainage, sewerage/ septage, roads, street light, electricity etc.
Use Permission	Use Permission means allowing construction of ARHCs by the concerned Planning Authorities by including it in the list of Permissible Activities, designated in a particular Land Use Zone, as determined in the Zoning Regulations of local Master Plan/Development Plan. Permission may also be granted to use more than the existing permissible limit, without the need of changing land use.
Vacant House	Houses completed under schemes of Government of India or States/UTs but not allotted or unoccupied and lying vacant.
Viability Gap Funding	Viability Gap Funding is a grant to support ARHCs, one time or in deferred instalments with a view to make the projects commercially viable.



98244/2020/PMAY-U



Ministry of Housing and Urban Affairs, Government of India

1. CONTEXT

- 1.1 COVID-19 pandemic has resulted in reverse migration of workers/ poor in the country. Urban migrants/ poor consisting of workers in manufacturing industries, domestic/ commercial establishments, health sector, service providers, hospitality industry, construction or other such sectors play an important role in urban economy. They come from rural areas or small towns for seeking better employment opportunities in urban areas. In order to maximize savings, they often compromise with living conditions to send remittances to families left behind at their native places. Usually, they live in slums, informal/ unauthorized colonies or peri-urban areas to save on high rental charges. They spend lot of time on roads by walking/ cycling to workplaces, risking their lives to cut on expenses. It also causes drudgery/ anxiety/ psychological breakdown and health problems because they compromise on rest, recuperation and hygiene conditions. Provision of rental housing options closer to workplace will improve their productivity. Therefore, providing ease of living through access to dignified affordable housing close to their workplace is an imperative.
- 1.2 Housing being one of the basic necessities of life and the same is also espoused in Directive Principles of State Policy enshrined in Constitution of India. A large proportion of urban migrants/ poor from all categories may already have a house or own a piece of land in their respective place of domicile. They may not be interested in ownership housing in urban areas and generally look for affordable rental accommodation to save on expenses. The affordable rental housing will promote inclusive urban development and prevent growth of slums.
- 1.3 Government of India aims to promote economic activities through the vision of **"AatmaNirbhar Bharat"**. In line with the vision of Self-reliant India, Ministry of Housing and Urban Affairs (MoHUA) after consultation with concerned Central Ministries/Departments, States/UTs and other stakeholders from Private/ Public Sector has launched ARHCs scheme for urban migrants/ poor as a sub-scheme under PMAY (U). This will promote Private/ Public Entities to Construct, Operate and Maintain rental housing complexes for urban migrants/ poor.

2. BACKGROUND

- 2.1 Jawaharlal Nehru National Urban Renewal Mission (JnNURM) and Rajiv Awas Yojana (RAY) were implemented from 2005- 2014 to provide pucca houses to slum dwellers on ownership basis. In these schemes, a total of 13.83 lakh houses were sanctioned, of which 12.24 lakh have been completed till date. After all efforts to allot remaining houses to eligible beneficiaries, around 1.08 lakh houses under JnNURM/ RAY are still vacant in 159 cities which are potentially available for affordable rental houses for urban migrants/ poor presently.



- 2.2 A large portion of available vacant land is lying unutilized with Industries, Trade Associations, Manufacturing Companies, Educational/ Health Institutions, Development Authorities, Housing Boards, Central/ State Public Sector Undertakings (PSUs) and other such Entities. While finding suitable land in the city near centres where migrants work/ study is a challenge, Entities who own huge lands have an opportunity for construction of ARHCs. However, certain restrictions posed under local planning and Development Control Regulations (DCR) do not permit them to utilize available vacant land for offering affordable housing facilities to migrants/ poor. There is a need to create an ecosystem with appropriate policy initiatives by Government of India (GoI), States/UTs/ Urban Local Bodies (ULBs)/Parastatals through enabling suitable provisions and incentives to utilize available potential.

3. PRINCIPLES AND OBJECTIVES

- i. To address the vision of 'AatmaNirbhar Bharat Abhiyan' significantly by creating a sustainable ecosystem of affordable rental housing solutions for urban migrants/ poor.
- ii. To achieve overall objective of "Housing for All" encompassing the need of affordable rental housing for urban migrants/ poor. ARHCs will provide them dignified living with necessary civic amenities near their place of work.
- iii. To create a conducive environment by incentivizing Public/ Private Entities to leverage investment for creating affordable rental housing stock to take care of their own requirements for workforce and also cater to neighboring areas, if they have available vacant land.

4. COVERAGE AND DURATION

- i. ARHCs will be implemented in all Statutory Towns as per Census 2011 and Towns notified subsequently, Notified Planning Areas and areas of Development/ Special Area Development/ Industrial Development Authorities. States/UTs may consider any project as ARHCs in any other areas after due notification.
- ii. Projects under ARHCs will be applicable for consideration and funding till PMAY (U) Mission period i.e. March 2022.
- iii. Projects approved during the Mission period will continue for another 18 months to enable fund release and completion of projects.

5. TARGET BENEFICIARIES

- i. Beneficiaries for ARHCs will be from Economically Weaker Section (EWS)/ Low Income Group (LIG) who are urban migrants/poor. They include labour, urban poor (street vendors, rickshaw pullers, other service providers etc.),



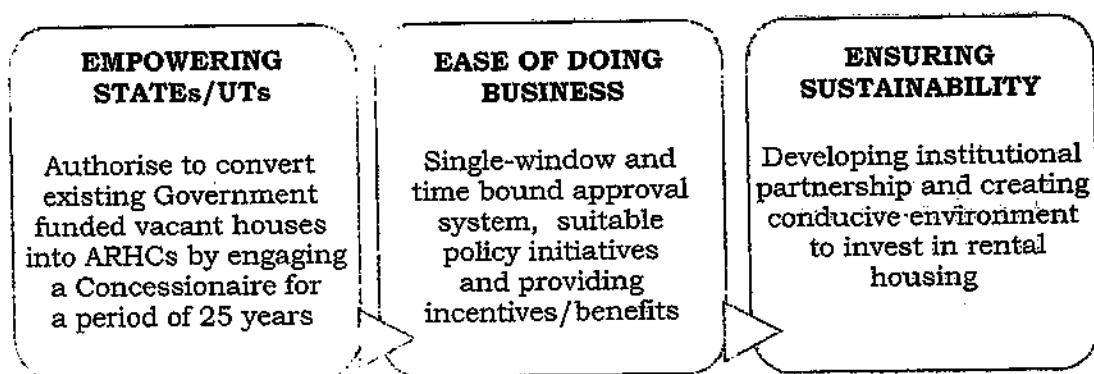
98244/2020/MAY 1

Ministry of Housing and Urban Affairs, Government of India

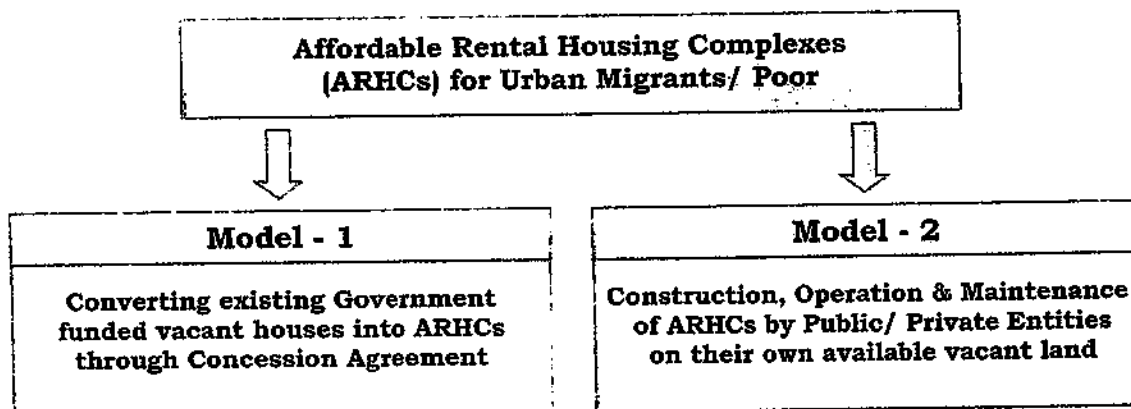
- industrial workers, and migrants working with market / trade associations, educational / health institutions, hospitality sector, long term tourists / visitors, students or any other persons of such category.
- ii. Preference under the Scheme shall be given to persons belonging to Scheduled Castes/Scheduled Tribes/Other Backward Classes, Widows and working Women, Divyang, Minorities, subject to beneficiaries being from EWS/LIG segments as provisioned by the Government.

6. STRATEGY AND APPROACH

This scheme shall follow a **3-E Strategy** for implementation of ARHCs by adopting effective and efficient mechanisms as illustrated below:



The approach for implementing ARHCs has been designed in two models which will address the issue of affordable rental housing for urban migrants/ poor through private/public bodies. The models of ARHCs are presented below:



A. Model -1: Converting existing Government funded vacant houses in cities into ARHCs through Concession Agreement for 25 years.

- i. Government funded houses constructed under JnNURM and RAY for slum dwellers are on ownership basis; however, some of them are lying still vacant and unutilized. To make them livable for rental purposes for migrants/poor, further repair/retrofitting along with necessary civic infrastructure facilities may be required.
- ii. Concessionaire will **Repair/Retrofit, Develop, Operate and Transfer (RDOT)** ARHCs to ULBs after completion of contract period.
- iii. Concessionaire will **Repair/Retrofit** buildings and ensure that all civic infrastructure gaps like water, sewer/ septage, sanitation, internal road etc. are addressed to make it livable. Thereafter, these will be **Developed** as ARHCs and **Operated** for concession period of 25 years and **Transfer** these complexes in livable condition to ULBs after completion of contract period.
- iv. Necessary Social Infrastructure (e.g. health centres, anganwadi, creche, community centres etc.) and Neighbourhood Commercial facilities (e.g. shops, grocery store, medical shops, milk booths, ATM etc.) within the campus may also be developed by Concessionaire as per the requirement of States/UTs/ULBs.
- v. Project design may include innovative systems for rainwater harvesting, waste management including waste water treatment, renewable resources with special focus on solar energy.
- vi. Initial affordable rent of ARHCs will be fixed by the local authority based on a local survey prior to the issuance of Request for Proposal (RFP) by ULBs. Subsequently, rent will be enhanced biennially by 8%, subject to maximum increase of 20% in aggregate, over a period of 5 years, effective from the date of signing the contract. Same mechanism shall be followed over the entire concession period i.e. 25 years.
- vii. Concessionaire and Tenants (including institutions) will sign a rent agreement abiding to applicable rules and regulations. Tenants will abide by the contract terms and vacate premises without any dispute. In the event that Tenant is found indulging in any unlawful activities & fails to abide to terms and conditions of rent agreement, Concessionaire will have eviction rights during the contract period and his decision will be considered as final.
- viii. Concessionaire will be selected through a transparent process by ULBs. While bidding, affordable rental amount and period of concession shall be considered as fixed parameters and selection of Concessionaire will be made on the basis of bidder offering maximum positive premium to ULBs. In case of negative premium, bidder requiring lowest negative premium will be selected and will be eligible for Viability Gap Funding (VGF).
- ix. In case, Concessionaire offers positive premium, it will be shared with the ULBs as per the terms & conditions of RFP by respective ULB/State/UT.



08244/2020/MAY 1

Ministry of Housing and Urban Affairs, Government of India

- x. Consortium will be permissible through partnering with other agencies for participating in the tender process, project financing, management, implementation and operation of ARHCs.
- xi. In case of VGF, States/UTs/ ULBs may utilize funds already released as Central Assistance under JnNURM and RAY along with corresponding State/UT share. If additional funds are required for VGF, it may be borne by States/UTs/ULBs from their own resources.
- xii. Concessionaire may tie up with Aggregator(s) to rent out houses.
- xiii. After completion of contract period i.e. 25 years, Concessionaire will hand over ARHCs to ULB. Thereafter, ULB may restart next cycle of concession agreement like earlier or operate complexes on their own.
- xiv. In order to encourage proactive participation from public/private Entities, following incentives have been proposed for Concessionaire through Government of India:
 - a. Exemption of Income Tax on any profits and gains derived from operation of ARHCs on similar lines as that of 'Affordable Housing' under section 80-IBA of Income Tax Act, 1961.
 - b. Exemption of GST on any profits and gains derived from operation of ARHCs, at par with rental services of residential premises, vide Notification number 12 of 2017- Central Tax (Rate) dated 28th June 2017.
 - c. Project finance/loan at lower interest rate through concessional window under Affordable Housing Fund (AHF) by Housing Finance Companies (HFCs) and Priority Sector Lending (PSL) by Commercial Banks, upon inclusion of ARHCs in Harmonized Master List (HML) on the same lines of 'Affordable Housing'.
- xv. Additionally, following benefits to Concessionaire have been proposed through States/UTs/ULBs/Parastatals:
 - a. States/UTs/ULBs/Parastatals shall follow single window system for approval of design/ drawings and other statutory approvals within 30 days, after which proposed project will be considered as deemed approved for construction.
 - b. Necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage, electricity etc. up to project site will be provided by States/UTs/Parastatals without any additional cost to Concessionaire.
 - c. Municipal services such as water supply, electricity, house/ property tax, sewerage/ septage charge etc. for operation of ARHCs will be levied at par with residential projects.
- xvi. States / UTs/ ULBs/ Parastatals which utilise their vacant EWS/ LIG housing complexes developed from own funds by converting them into ARHCs under PPP mode through Concessionaire or by public agencies, will be eligible for similar incentives/ benefits on the same lines as of Model-1.

08244/2020/MAY 1



B. Model-2: Construct, Operate and Maintain ARHCs by Private Entities (Industries, Industrial Estates, Institutions, and Associations)/ Public Agencies on their own available vacant land.

- i. ARHCs will be constructed, operated and maintained by Entities on their own vacant land for 25 years by themselves.
- ii. Entity can Partner or associate with other Entities for land arrangement, project financing, implementation and operation & maintenance.
- iii. ARHCs constructed through this model will consist of a mix of Dwelling Unit (DU) (upto 30 /60 sqm carpet area each) and Dormitory of 4/6 beds (upto 10 sqm carpet area per bed) including all common facilities. Minimum size of dwelling units (single/double bedroom) and dormitories shall conform to the requirement of National Building Code (NBC) and State/ Local Authority norms.
- iv. A single project of ARHCs shall have at least 40 DU (double bedroom/ single bedroom) or equivalent dormitory beds (1 single bedroom unit of upto 30 sqm carpet area is considered equivalent to 3 Dormitory beds). There will be complete flexibility to Private/Public Entities to have any mix of single/double bedroom and dormitories (4/6 units). However, to ensure that such complexes are used for urban migrant/poor of EWS/LIG category and not misused for any other purposes, a ceiling of maximum 1/3 dwelling units (33%) in double bedroom form in any project of ARHCs has been provisioned. For example, if total number of units in one project is 120, the Entity may have any combination of single bedroom /double bedroom /dormitory bed, but number of double bed rooms cannot be more than 40. The prospective Agencies/Entities may propose DUs/ Dormitories as follows:

Type of DUs	Carpet Area (sqm)	Unit Structure	Ratio under ARHCs
Single Bedroom	Up to 30	1 bedroom, living room, kitchen, bathroom, toilet etc.	Ratio of DUs and dormitory beds may vary as per project requirement.
Dormitory	Up to 10	Separate bed, side table, shelves, lockers, common facilities of kitchen, toilet etc.	
Double Bedroom	Up to 60	2 bedroom, living room, kitchen, bathroom, toilet etc.	A maximum of one-third (33%) of total DUs in the project is permissible as ARHCs.

- v. DUs and Dormitories under ARHCs shall be designed and constructed as per the requirement of structural safety against earthquake, flood, cyclone, landslides etc. conforming to NBC and other relevant Indian Standards including local byelaws.
- vi. ARHCs projects should have basic civic infrastructure facilities like water, sanitation, sewerage/septage, drainage, road, electricity etc. including necessary



social/commercial infrastructure. Project design may include innovative system of rainwater harvesting, waste management including waste water treatment, renewable resources with special focus on solar energy.

- vii. Initial, affordable rent of ARHCs will be fixed by Entity as per local survey. Subsequently, Entity can increase rent biennially at 8%, subject to maximum increase of 20% in aggregate, over a period of 5 years, effective from the date of signing contract. Same mechanism shall be followed over the entire concession period i.e. 25 years.
- viii. Entity may use ARHCs to provide accommodation to their own workers/ labours as well as serve the requirement of neighboring Entities.
- ix. For sustained occupancy and continued revenue, Entity may tie up with other Entities/Organizations or get migrant labour/ urban poor through Aggregators. Rent may be remitted by such agencies deducting directly from the salary/ fee/ any kind of remuneration etc. of tenants.
- x. Entity themselves or through associated Institutions/Organizations may organize suitable point-to-point transport, if needed. Expenditure for the same may be recovered from tenants at affordable rate.
- xi. All projects under ARHCs shall be exclusively used for rental housing purposes for aforesaid target groups for a minimum period of 25 years.
- xii. In order to safeguard the interest of stakeholders and avoid conflict/complication, ARHCs will be kept outside the purview of existing State Rental Laws by States/ UTs. ARHCs shall be governed by Model Tenancy Act (MTA) or modification of their existing laws in the line of MTA for speedy resolution.
- xiii. In order to encourage Public/Private Entities to operationalise ARHCs, following incentives have been proposed by Government of India:
 - a. Entity will be eligible to get exemption of Income Tax on any profits and gains derived from operation of ARHCs on similar lines as that of 'Affordable Housing' under section 80-IBA of Income Tax Act, 1961.
 - b. Entity will also be entitled to get exemption of GST on any profits and gains derived from operation of ARHCs at par with rental services of residential premises, vide Notification number 12 of 2017- Central Tax (Rate) dated 28th June 2017.
 - c. Entity shall receive project finance/loan at lower interest rate through concessional window under Affordable Housing Fund (AHF) by Housing Finance Companies (HFCs) and Priority Sector Lending (PSL) by Commercial Banks, upon inclusion of ARHCs in Harmonized Master List (HML) on the same lines of 'Affordable Housing'.
 - d. Entity should preferably use innovative emerging construction systems which help in faster construction, better structural and functional performance. Application of innovative construction technologies at limited scale has cost implications. To offset this impact and absorb cost implication and other related factors, Technology Innovation Grant (TIG) has been provisioned. TIG will be a financial grant under PMAY (U) through Technology Sub-Mission (TSM).



- xiv. In addition to the above incentives, it is proposed that Entity will also get the following benefits through States/UTs/ULBs/Parastatals:
- Concerned State/UT will provide "Use Permission" changes for houses on vacant land, if needed.
 - State/UT may also provide 50% additional Floor Area Ratio (FAR)/ Floor Space Index (FSI) free of cost through necessary changes in local planning and Development Control Regulations (DCR).
 - States/UTs/ULBs/Parastatals shall follow single window system for approval of design/ drawings and other statutory approvals within 30 days, after which proposed project will be considered as deemed approved for construction.
 - Necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage, electricity etc. up to the project site will be provided by States/UTs/Parastatals without any additional cost to Entity.
 - Municipal services such as water supply, electricity, house/ property tax, sewerage/ septage charge etc. for operation of ARHCs will be levied at par with residential projects.
 - Entity can rent or sell permissible commercial built up area as per local regulations.

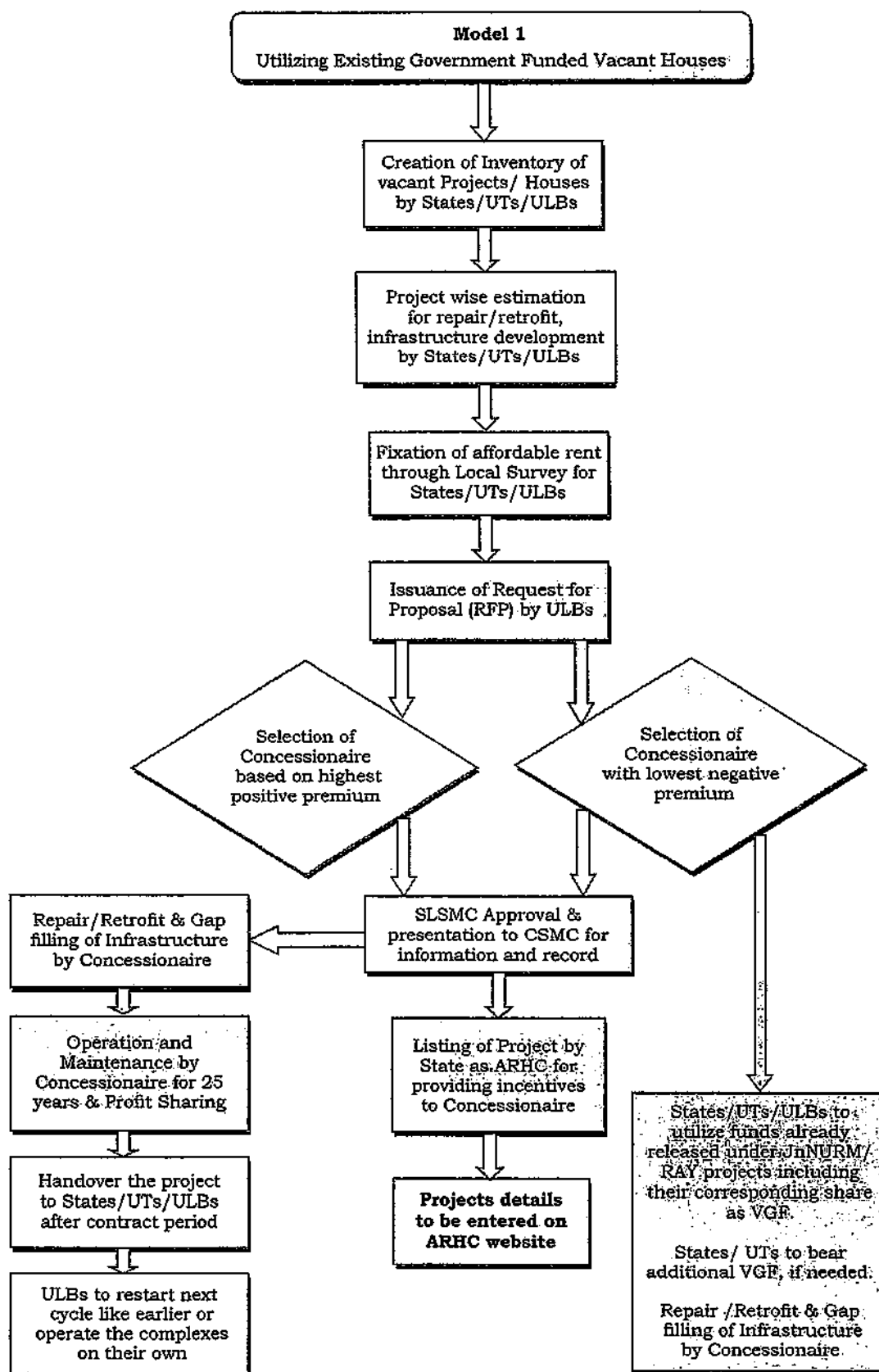
7. IMPLEMENTATION METHODOLOGY

- States/UTs will sign the Memorandum of Agreement (MoA) with MoHUA for implementation of ARHCs and extend incentives as mentioned in para 6 of ARHCs Operational Guidelines. A format of MoA is at Annex-1.
- ARHCs will be implemented only in those States/UTs which have signed MoA with MoHUA.
- States/UTs after signing of MoA with MoHUA, may issue necessary directions to concerned departments for all required incentives/benefits to be extended to Entity/Concessionaire for smooth implementation of ARHCs.
- For participating in this scheme, any Agency fulfilling the requirement of the scheme will be eligible and may apply through ULB or ARHCs website.
- Concessionaire/ Entity may tie up with local industry/ manufacturers/ service providers/ educational/ health institutions/ market associations/ others employing urban migrants/ poor to provide accommodation in-block and remit rental by deducting directly from their salary/ fees/ any kind of remuneration, as feasible. Existing vacant houses of scattered nature shall not be considered as ARHCs.
- These rental housing complexes may also be run through partnership with Aggregators.
- ARHCs shall be given on rent to urban migrants/ poor of EWS/LIG categories as detailed in para 5 of ARHCs operational guidelines.
- Suitable grievance redressal system should be set up at both State/UT and City level to address the grievances in implementing this scheme from various stakeholders.



- i) Allotment of houses on rent to urban migrants/poor (beneficiaries) is the responsibility of States/UTs/State Parastatals through PPP partners (private/public). Use of Aadhaar or any other Govt. approved identification document will be made mandatory.
- j) ARHCs will include on-site infrastructure development such as internal roads, pathways, green area & open spaces, boundary wall, water supply, sewerage/septage, drainage, external electrification etc. to make it livable. DUs shall essentially include water supply, electricity, kitchen and toilet; Dormitories with separate bed/side table, shelves, lockers, common facilities of kitchen and toilet.
- k) All projects under ARHCs shall be exclusively used for rental housing for aforesaid target groups for a minimum period of 25 years. In case, ARHCs are found being used for any other purposes than rental under this scheme, appropriate action will be taken against the Agency, as per applicable laws by the competent authority. Moreover, all incentives/benefits availed by Agency will be recovered with applicable interest.
- l) **For Model-1 following process will be followed:**
 - i. A model RFP will be prepared and circulated by MoHUA to State/UTs. Concerned ULBs may customize and publish the RFP as per their requirements for selection of Concessionaire through State/UT e-Procurement Portal/ Govt. of India e-procurement portal. Compliances to all necessary modalities as per General Financial Rules (GFRs)-2017/ State Financial Rules shall be complied by States/UTs.
 - ii. States/UTs will sort out all issues in a transparent manner before issuance of RFP pertaining to beneficiaries as per sanctioned DPR, construction related matters with existing contractors/developers (if any) or any other issues as deemed fit. Resolution of any conflict, issues with respect to availability of vacant houses will be the responsibility of concerned States/UTs/ULBs/Parastatals.
 - iii. States/UTs after obtaining approval from State Level Sanctioning and Monitoring Committee (hereinafter referred as SLSMC) constituted under PMAY (U) will appraise Central Sanctioning and Monitoring Committee (hereinafter referred as CSMC) about ARHCs for information and records.
 - iv. All projects under this scheme will be required to be listed as 'ARHCs Projects' by States/UTs. Details of ARHCs projects (for both models) shall be forwarded to SLNA for approval by SLSMC and the same will be uploaded by concerned ULBs on ARHCs website.
 - v. Listing of ARHCs projects will enable Entity to claim relaxations and incentives/ benefits provided by Central Government and State/UT Governments as mentioned in para 6.
 - vi. States/UTs/ULBs/Parastatals after signing of contract shall handover the existing vacant houses/buildings to Concessionaire for repair/retrofit, development and operation of ARHCs for a period of 25 years.
 - vii. The flowchart showing steps for implementation of ARHCs through Model-1 is as under:





38244/2020/MAY 1

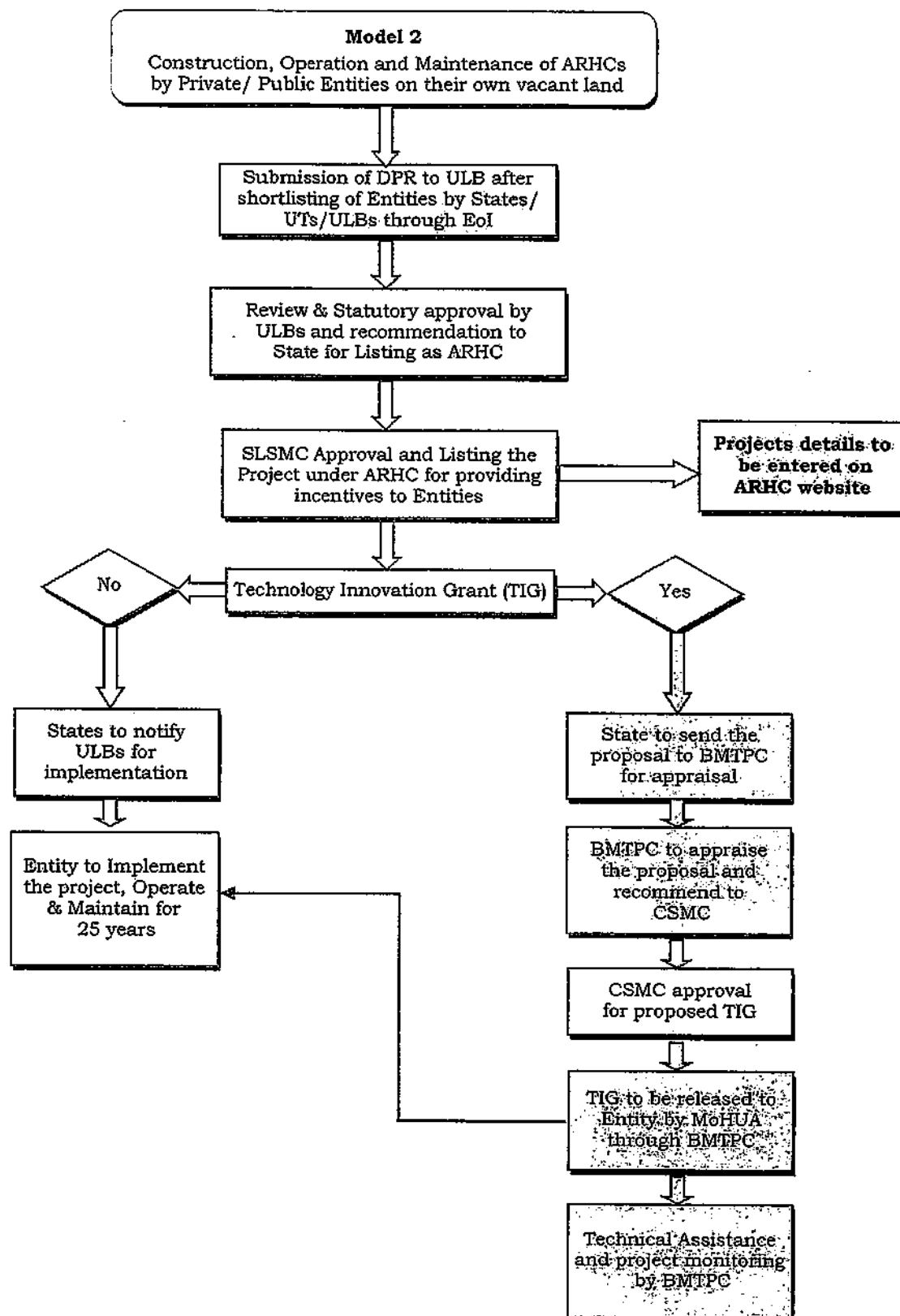


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m) For Model-2, the following process will be adopted:

- i. Initially, MoHUA will issue an Expression of Interest (EoI) where Entities would submit their application with necessary documents on dedicated website of ARHCs. The applications will be downloaded by concerned States/UTs/ULBs for shortlisting the Entities, based on eligibility criteria defined in EoI document.
- ii. Shortlisted Entities shall submit Detailed Project Report (DPR) to the respective ULBs for further processing and upload a copy of DPR on ARHCs website.
- iii. States/UTs shall submit Listed project with basic details to MoHUA as per attached format i.e. Annex-2.
- iv. After review and ascertaining all documentary requirements, ULB may forward recommendations to SLNA for approval of SLSMC and Listing as ARHCs.
- v. Entity will submit the application for approval of layout/building plan with necessary supporting documents as per requirement of respective approving authorities. ULBs shall provide statutory approvals within a time bound period i.e. 30 days from the date of receipt of application through online or physical submission. An indicative design of Dwelling Unit and Dormitory is placed at Annex-3.
- vi. After approval of SLSMC and other statutory approvals, the project will be 'Listed' by the State as an ARHCs project. Following which, Housing/Urban Development Department of State/UT may issue necessary directions to concerned ULBs to provide required incentives/ benefits intertwined with the scheme.
- vii. In case of adoption of innovative technology and corresponding TIG requirement, the DPR will be forwarded by the State/UT to MoHUA for consideration after approval by SLSMC. The DPR will be further appraised by BMTPC and presented before CSMC for approval for TIG. Composition of CSMC/ SLSMC is at Annex-4.
- viii. TIG will be applicable only for the use of new technology for construction of a new building under ARHCs. However, no grant under TIG will be given to any Public/Private Entities for enhancement of existing buildings.
- ix. The flowchart showing steps for implementation of ARHCs through Model-2 is as under:





98244/2020/PMAY

Ministry of Housing and Urban Affairs, Government of India

8. ROLES AND RESPONSIBILITIES

Implementation of ARHCs will be done by MoHUA, States/UTs/ ULBs/Parastatals and Entity/Concessionaire and their roles and responsibilities are detailed below:

For Model-1

Government of India

- a) MoHUA will disseminate Operational Guidelines of ARHCs for smooth implementation of the scheme.
- b) MoHUA will prepare model RFP and circulate to all States/UTs for further suitable customization and issuance by ULBs for selection of Concessionaire for Repair/Retrofit, Develop, Operate and Transfer (RDOT) ARHCs.
- c) Project Monitoring through CSMC.

States/UTs/ULBs/Parastatals

- a) Prepare project inventory of houses available for converting as ARHCs.
- b) Project wise estimation of retrofit and repair cost shall be prepared for feasibility before issuance of RFP.
- c) Initial affordable rent shall be fixed by ULBs based on local survey prior to issuance of RFP.
- d) Concessionaire should be selected through RFP after following online bidding process for a period of 25 years.
- e) Handover the existing vacant houses/buildings to Concessionaire for repair/retrofit, development and operation of ARHCs.
- f) Facilitate tie up between Entity and Public/Private bodies for migrants in factories, industries/ institutions requiring rental accommodation for ensuring occupation and continued revenue.
- g) Provide necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage etc. up to project site without any additional cost.
- h) Quality assurance of repair/retrofitting, infrastructure development of existing vacant houses.
- i) Project Monitoring through SLSCMC.

Concessionaire

- a) Repair/retrofit/develop ARHCs along with infrastructure to make it livable.
- b) Agreement with local factories/ institutions /association etc. for occupancy should be made by Concessionaire.
- c) ARHCs should be Operated & Maintained for 25 years.
- d) Handover the project to States/ULBs post contract period.

98244/2020/PMAY



For Model-2

Government of India

- a) MoHUA will disseminate Operational Guidelines of ARHCs for smooth implementation of scheme.
- b) MoHUA will develop ARHC website for documentation, knowledge sharing and management of ARHC projects.
- c) Issuance of Expression of Interest (EoI) for shortlisting of Entities through concerned States/UTs/ULBs.
- d) Project approval by CSMC, if ARHCs are being proposed using identified innovative technologies.
- e) Technical assistance and Third Party Inspection & Monitoring through BMTPC for projects using TIG.
- f) Project Monitoring through CSMC.

States/UTs/ULBs/Parastatals

- a) Identify and invite Public/Private Entities having vacant land available.
- b) Provision for 'Use Permission' changes for housing, if needed.
- c) Approval of 50% additional FAR/FSI over and above existing, free of cost.
- d) Fixation of affordable rent based on local survey.
- e) Provide necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage etc. up to project site without any additional cost to Entity.
- f) Approval of design/drawing (30 days single window)
- g) Listing of the projects as ARHCs.
- h) Project Monitoring through SLSMC.

Entity

- a) Construct ARHCs on their own available vacant land.
- b) Engage with agencies employing migrants, institutions needing accommodation for students or Aggregators catering to medium to long term stay needs of urban migrants/ poor.
- c) Operation & Maintenance of ARHCs for 25 years.

- a) MoHUA will disseminate Operational Guidelines of ARHCs for smooth implementation of scheme.
- b) MoHUA will develop ARHC website for documentation, knowledge sharing and management of ARHC projects.
- c) Issuance of Expression of Interest (EoI) for shortlisting of Entities through concerned States/UTs/ULBs.
- d) Project approval by CSMC, if ARHCs are being proposed using identified innovative technologies.
- e) Technical assistance and Third Party Inspection & Monitoring through BMTPC for projects using TIG.
- f) Project Monitoring through CSMC.

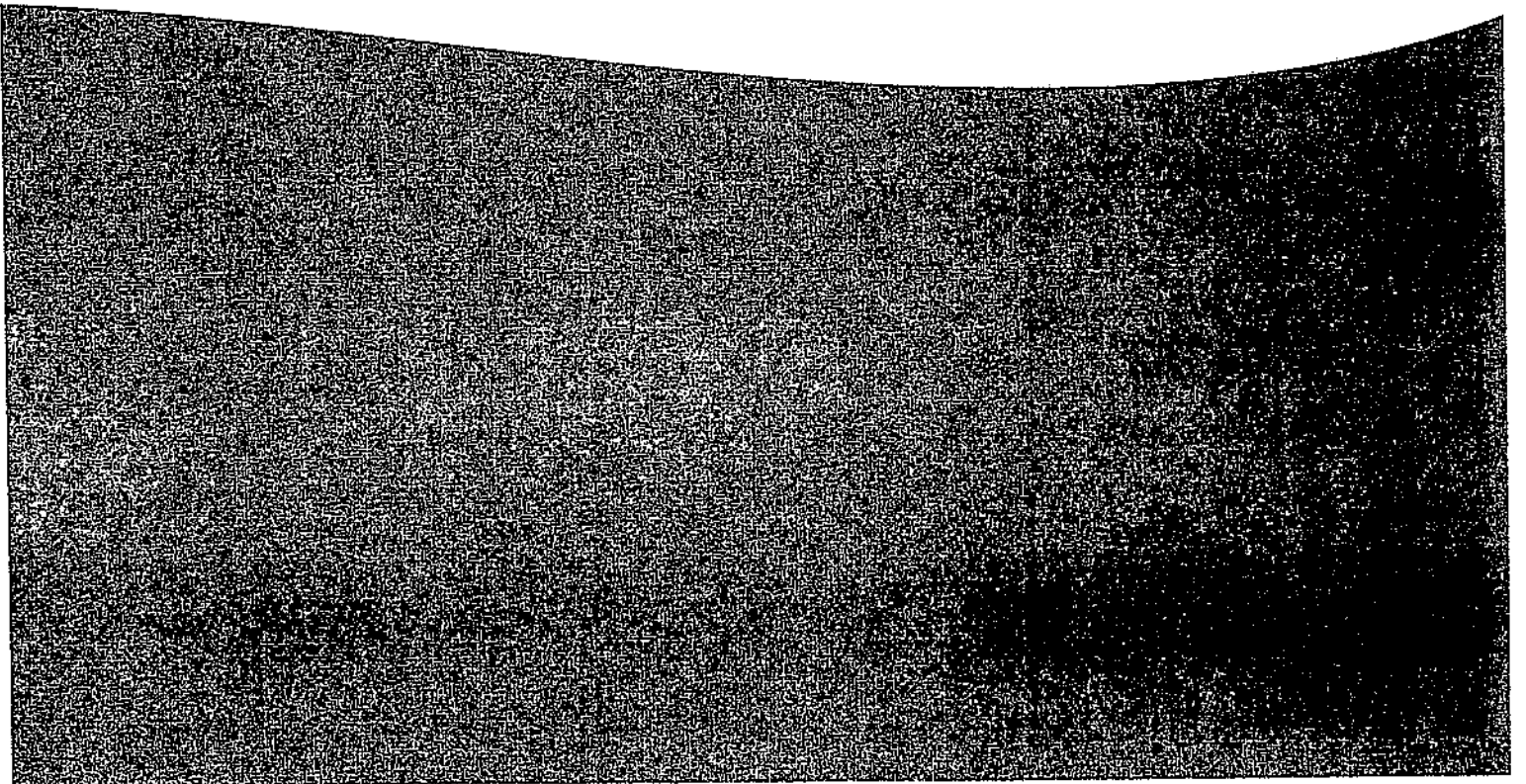
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- d) Fixation of affordable rent based on local survey.
- e) Provide necessary trunk infrastructure facilities like road, sanitation services, water, sewerage/septage, drainage etc. up to project site without any additional cost to Entity.
- f) Approval of design/drawing (30 days single window)
- g) Listing of the projects as ARHCs.
- h) Project Monitoring through SLSMC.

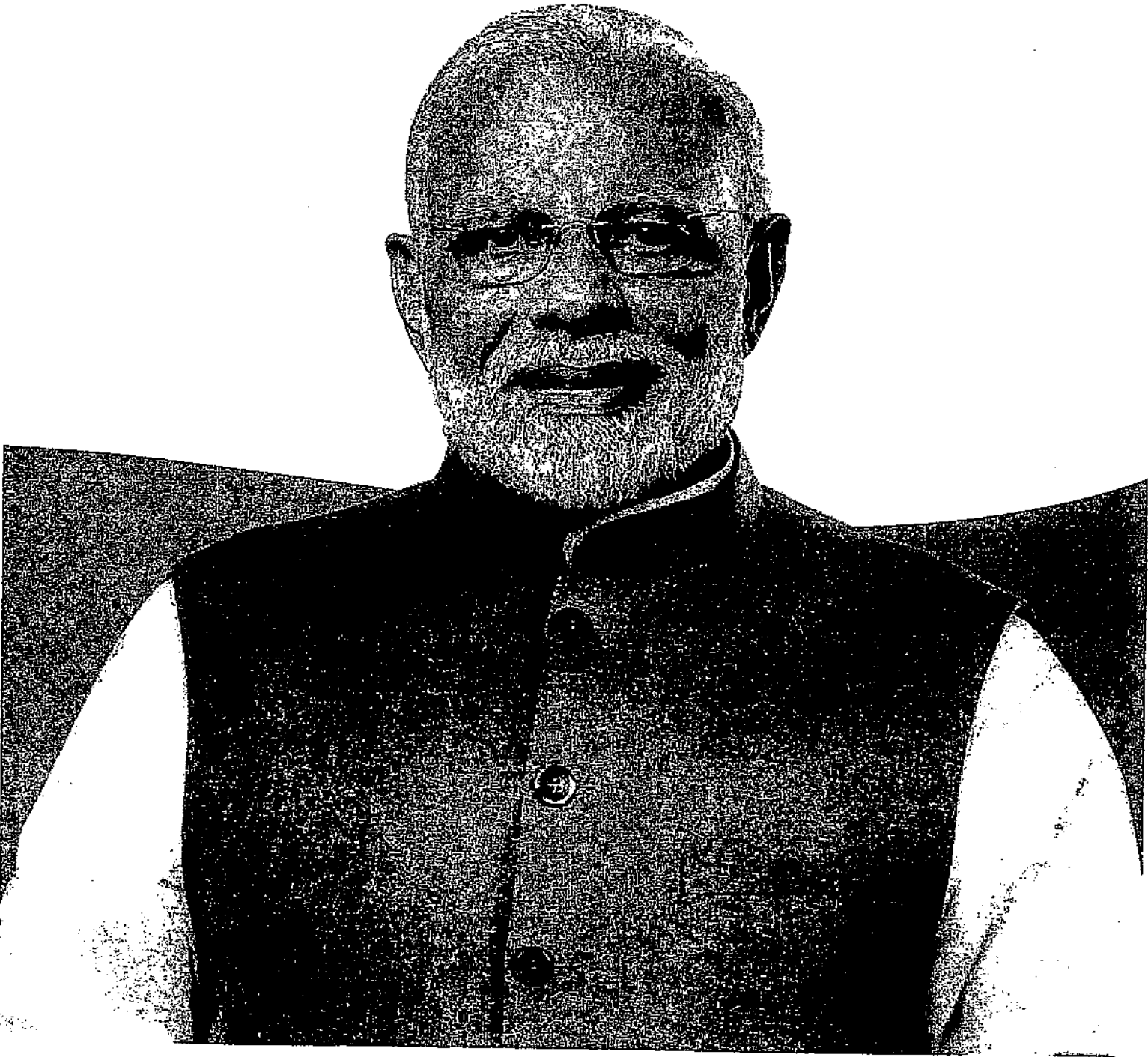
- a) Construct ARHCs on their own available vacant land.
- b) Engage with agencies employing migrants, institutions needing accommodation for students or Aggregators catering to medium to long term stay needs of urban migrants/ poor.
- c) Operation & Maintenance of ARHCs for 25 years.



“ घर का अर्थ सिर्फ ईंट और सीमेंट से चारदीवारी खड़ी कर देना नहीं है। यह वह जगह होती है, जहां हमारे सपने आकार लेते हैं और हमारी आकांक्षाएं उड़ान भरती हैं... ”

- नरेन्द्र मोदी







9. OPERATION AND MAINTENANCE

- a. A dedicated Escrow account shall be opened by Concessionaire/ Entity for all financial transaction of ARHCs projects. Income accrued as rent from these projects will be kept in a separate account maintained by concerned Concessionaire/ Entity. The account shall be managed as per the prescribed accounting system.
- b. All routine and daily maintenance issues arising out of normal wear and tear of items used in ARHCs will be responsibility of concerned Concessionaire/ Entity and expenditure shall be met from revenue generated through rent.

10. FUNDING PATTERN

Funding mechanism for both models is detailed as below:

Model-1:

- a. The required investment will be made by Concessionaire which would be recovered through rental income during the concession period i.e. 25 years.
- b. Financial viability analysis of ARHCs shows that there is no requirement of funds as VGF (detail at Annex-5). Therefore, no additional financial requirement from GoI has been provisioned. Further, all admissible Central share for the projects have already been released.
- c. In case VGF is required, States/UTs will utilize Central Assistance released for JnNURM/RAY projects along with their corresponding matching share. If additional funds are required as VGF, it will be borne by States/UTs from their own resources.
- d. If VGF is not required, States/UTs shall refund the entire unutilized Central Assistance released along with interest accrued to MoHUA.
- e. If the required amount of VGF is less than the amount of Central Assistance and corresponding States/UTs share, then the remaining unutilized amount of Central Assistance with interest accrued shall be refunded to MoHUA.

Model-2

- a. The required investment will be made by Entity which would be recovered through rental income during the project period of 25 years.
- b. MoHUA has provisioned for an additional grant in the form of TIG under TSM for the project using innovative & alternate technology for speedier, sustainable, resource efficient and disaster resilient construction.



- c. TIG of Rs. 1,00,000/- per dwelling unit in case of double bedroom (up to 60 sqm carpet area), Rs. 60,000/- per dwelling unit (up to 30 sqm carpet area) in case of single bedroom and Rs. 20,000 per Dormitory bed (up to 10 sqm carpet area) shall be released by MoHUA to Entities through BMTPC under TSM.
- d. TIG will be applicable only for projects using innovative and alternate technologies and sanctioned during the PMAY (U) Mission period (March 2022) and completed within 18 months after getting all statutory approvals.
- e. Fund release mechanism will be as per existing guidelines of PMAY (U). After approval of MoHUA, BMTPC will release funds to Entities as per stages and progress of ARHCs. BMTPC will submit Project Completion Certificate to MoHUA before the release of final instalment to Entities.
- f. TIG will be released by MoHUA to BMTPC in two instalments at the ratio of 50:50, as detailed below:
 - i. 1st instalment of 50% will be released to BMTPC on approval of project by CSMC.
 - ii. 2nd and final instalment of 50% will be released to BMTPC based on utilisation of 70% of earlier instalment and commensurate physical and financial progress in prescribed format (Annex-6) as per GFR 2017.
- g. Further, after approval of MoHUA, BMTPC will release TIG to Entities in two instalments as follows:
 - i. 1st instalment of 50% will be released after grounding of project.
 - ii. 2nd and final instalment of 50% will be released after completion of projects in all respect, along with utilisation certificates of all earlier releases in prescribed format (Annex-7) as per GFR 2017 along with project completion report.
- h. Under any circumstances, if Entity fails to fulfil any obligations stipulated in scheme guidelines and agreement signed thereto or unable to complete ARHCs project in all respect within agreed timeframe; all earlier releases to Entities will be recovered along with accrued interest as per applicable laws.
- i. Expenditure of TIG would be met from the Central Capacity Building head of PMAY (U) Mission through BMTPC.

11. ADMINISTRATIVE STRUCTURE

- a. All necessary approvals on administrative and financial matters (pertaining to MoHUA) shall be done by CSMC.
- b. MoHUA and concerned State/UT shall take all administrative decisions pertaining to this scheme through CSMC & SLSCMC and take suitable measures for smooth implementation of the scheme.



98244/2020/PMAY U

Ministry of Housing and Urban Affairs, Government of India

- c. Scheme will be administered by MoHUA through States/UTs similar to PMAY (U) guidelines. Joint Secretary & Mission Director (Housing for All), MoHUA will be the nodal officer for monitoring of ARHCs on behalf of the Ministry.
- d. At State/UT level, nodal department for operationalisation of ARHCs scheme will be Urban Development/ Housing Department of respective States/UTs headed by its Principal Secretary/ Secretary.
- e. Appropriate structure will be created at BMTPC for effective and efficient operationalisation of scheme with regard to appraisal and monitoring of project, fund release, development of dedicated website & maintenance, documentation & maintenance of records, printing of guidelines and other Information Education and Communication (IEC) materials on ARHCs activities etc. Expenditure incurred on this account will be reimbursed to BMTPC by MoHUA.

12. MONITORING AND EVALUATION

- a. MoHUA will develop a dedicated ARHCs website for the purpose of documentation, knowledge sharing and monitoring at national level in collaboration with BMTPC. Concessionaire/ Entity will upload ARHCs project details, Rent Agreement (with institutions), project wise occupancy status on the website on periodic basis.
- b. MoHUA will conduct Social Audit of ARHCs through credible institutions including technical institutions and architectural/ planning/design institutes. Expenditure for Social Audit shall be met from existing PMAY (U) funds.
- c. Upon submission of all required documents by Entities as per the scheme guidelines, respective States/UTs to 'List' the projects as ARHCs after verification/scrutiny and allot Unique Project Code for each project on the aforesaid website.
- d. Concessionaire/Entity shall submit 'Project Compliance Report' to concerned ULB on quarterly basis for monitoring the implementation as per the Operational Guidelines.
- e. A Mid-Term Evaluation of the Scheme will be carried out by MoHUA as per existing guidelines. Accreditation of ARHCs projects will be done by ULBs.
- f. States/ULBs/Parastatals shall review the project status and implementation of contract terms on a periodic basis as per requirement and take suitable measures for smooth implementation of scheme.
- g. ARHCs will converge with existing Centrally Sponsored Schemes and Urban Missions such as Smart Cities Mission, Atal Mission for Rejuvenation



and Urban Transformation (AMRUT), Swachh Bharat Mission – Urban (SBM-U), National Urban Livelihoods Mission (NULM), Ujjwala, Ujala, Make in India, Atal Innovation Mission (AIM), Skill India Mission amongst others depending on the relevance and requirement.

- h. In addition, various State sponsored schemes will be converged with this scheme. Converging with these Missions/ Schemes will ensure effective and efficient utilization of public resources.

13. CAPACITY BUILDING

Capacity building activities such as trainings, workshops and other associated activities at various levels may be carried by States/UTs for enhancing the capacities of various stakeholders in implementation of ARHCs.

MoHUA and States/UTs shall also undertake IEC activities for creating awareness about ARHCs by developing and disseminating information aimed at various stakeholders with the approval of competent authority.

Expenditure for Capacity Building and IEC activities shall be met from the existing PMAY (U) funds.

14. EXCEPTION

If any amendment or relaxation is required to be done in the Operational Guidelines, the same may be done with the approval of the competent authority as that in respect of MoHUA.



98244/2020/PMAY-U



Ministry of Housing and Urban Affairs, Government of India

Annex-1
(Para 7-a of the Guidelines)

Format of MoA between Government of India and State/UT

Memorandum of Agreement (MoA)

THIS AGREEMENT is made on this _____ day of _____ (month), 2020 between the Government of India, through Ministry of Housing and Urban Affairs, hereafter referred to as **First Party**;

AND

The State/UT Government of _____ (name of the State/UT) through its Hon'ble Governor/ Administrator, hereafter referred to as **Second Party**;

First Party and **Second Party** are individually referred to as "**Party**" and collectively as the "**Parties**";

WHEREAS COVID-19 pandemic has resulted in reverse migration of urban migrants/ poor across country who play an important role in the urban economy;

AND WHEREAS to provide ease of living through access to dignified and affordable housing for urban migrants/ poor, close to their workplace, First Party has initiated the Affordable Rental Housing Complexes (hereinafter referred to as 'ARHCs') a sub-scheme under Pradhan Mantri Awas Yojana- Urban (PMAY-U);

AND WHEREAS Second Party has agreed to implement the ARHCs in coordination with First Party and carry out its responsibilities thereunder; as detailed in ARHCs Operational Guidelines, annexed herewith as 'Annex- A';

AND WHEREAS under **Model-1** Second Party has agreed to utilize the identified existing Government funded vacant houses in their respective cities by converting them as **Affordable Rental Housing Complexes (ARHCs)** under Public- Private Partnership (PPP) mode or by Public Agencies through transparent Concession Agreement by Second Party to Repair/Retrofit, Develop, Operate and Maintain the ARHCs for a period of 25 years.

AND WHEREAS under **Model-2**, the Public/Private Entities to Construct, Operate and Maintain ARHCs on their own available vacant land themselves or with third party for a period of 25 years;

AND WHEREAS in pursuance of the aforesaid, the parties hereto wish to record under this Memorandum of Agreement (MoA), the terms of their understanding in order to implement ARHCs;

NOW THEREFORE THE PARTIES WITNESSED AS FOLLOWS:

1. That ARHCs shall be administered as per the ARHCs Operational Guidelines



issued by First Party and amendments thereto from time to time with the approval of competent authority of First Party.

2. That Second Party agreed to adhere ARHCs Operational Guidelines for implementation of ARHCs.
3. That First Party has provisioned for an additional grant in the form of Technology Innovation Grant (TIG) for construction of ARHCs projects, using innovative & alternate technologies;
4. That Second Party shall extend its support and abide by its share of financial support as per ARHCs Operational Guidelines issued by First Party.
5. That Second Party for the purpose of effective implementation of ARHCs, shall provide:
 - a. provision for "Use Permission" changes, if required;
 - b. 50% additional Floor Area Ratio (FAR)/Floor Space Index (FSI), free of cost;
 - c. necessary statutory approvals for construction through single window system, within 30 days;
 - d. trunk infrastructure facilities (e.g. roads and services, water, sewerage/ septage, drainage, STP etc.) upto project site;
 - e. municipal service charges such as water supply, electricity, house/property tax, sewerage/ septage etc. levied at par with the residential properties.
6. That both parties to the agreement further covenant that in case of a dispute between the parties, the matter will be resolved through mutual discussion.

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SIGNED ON THESE PRESENTS OF MEMORANDUM OF AGREEMENT IN THE PRESENCE OF WITNESSES.

For Government of India through
Ministry of Housing and Urban Affairs

For Government of Name of State/UT

(First Party)

(Second Party)

WITNESSES:

1. _____ 2. _____



98244/2020/PMA/1



Ministry of Housing and Urban Affairs, Government of India

Annex-2
(Para 7-m of the Guidelines)

FORMAT A: Format for 'ARHCs' Projects with Private/Public Bodies

Model-1: Utilizing Existing Government Funded Vacant Houses
(Format to be filled by ULBs and to be forwarded by States/UTs to MoHUA)

Sl. No.	Item	Details				
1	Name of the State/UT					
2	Name of the City					
3	Project Name					
4	Project Code					
5	State Level Nodal Agency					
6	Implementing Agency					
7	SLSMC Approval Date					
	Details of Project Sanctioned under JnNURM/RAY					
8	Project Name					
9	JnNURM or RAY					
10	CSMC Approval Date					
11	No. of Houses Sanctioned					
12	No. of Houses Completed					
13	Financial Details (Rs. in lakh)	Central Assistance Released	Central Assistance Utilized	State Share Released to Implementing Agency	State Share Utilized	Balance Available Fund with State & ULB
		1	2	3	4	5
14	Physical Details					
	i) No. of Blocks					
	ii) No. of Floors in each Block					
	iii) No. of Houses in each Floor					
15	Area of DU (in Sqm)	Carpet Area		Built up Area		
16	Physical Status of Infrastructure	Sanctioned as per DPR			Status	
	i) Water Supply					

36



Sl. No.	Item	Details	
	ii) Sewerage		
	iii) Road		
	iv) Storm Water Drain		
	v) External Electrification		
	vi) Solid Waste Management		
	vii) Solar system		
	viii) Rain water harvesting system		
	ix) Any Other, Specify		
17	Project Completion Status	Houses (in %)	Infrastructure (in %)
	Details of New Proposal under ARHCs		
18	A. Housing Details:		
	i) No. of Vacant Houses proposed for ARHCs		
	ii) No. of Vacant Houses need for Repair/ Retrofitting (list out items)		
	a. Plaster		
	b. Painting		
	c. Doors/ windows		
	d. Plumbing/ Hardware/ Sanitary		
	e. Electricity		
	f. Flooring/Tiling		
	g. Any Other, Specify		
	B. INFRASTRUCTURE Details:	(Yes/No)	
	a. Internal Infrastructure -new/gap filling		
	i) Roads		
	ii) Drainage		
	iii) Electricity		
	iv) Storm Water Drains		
	v) Any Other, Specify		
	b. Social Infrastructure - new/gap filling	(Yes/No)	
	i) Health Center		



98244/2020/P MAY I



Ministry of Housing and Urban Affairs, Government of India

Sl. No.	Item	Details		
	ii) Anganwadi			
	iii) Creche			
	iv) Community Centre			
	v) Any Other, Specify			
	c. Neighborhood Commercial - new / gap filling	(Yes/No)		
	i) Street Shops			
	ii) Grocery Store			
	iii) Medical Shops			
	iv) Milk Booths			
	v) ATM			
	vi) Any Other, Specify			
	d. External Infrastructure and its connectivity with internal infrastructure	(Yes/No)		
	i) Water Supply			
	ii) Sewerage			
	iii) Road			
	iv) Storm Water Drainage			
	v) External Electrification			
	vi) Solid Waste Management			
	vii) Any Other, Specify			
19	Project Cost (Rs. in Lakh)	Housing Component	Infrastructure	Total
20	RFP Issuance Date			
21	Concession Agreement Date			
22	Name & Address of Concessionaire			
23	Per DU Affordable Rent Fixed (Rs. in per Month)			
24	Positive/Negative Premium			
	i) If Positive Premium, Sharing of profit between State/ ULB and Concessionaire (Rs. in lakh)	State/ ULB	Concessionaire	Total

11-5-2020/38



Sl. No.	Item	Details		
	ii) If Negative Premium, VGF is required (Rs. in lakh)	Already Released Central Assistance	Corresponding & Additional State Share	Total
25	Whether convergence with other Central/ State schemes has been ensured? Furnish details. a. Swachh Bharat Mission (Urban) b. AMRUT c. Smart Cities Mission d. Deendayal Antyodaya Yojana - National Urban Livelihoods Mission (DAY-NULM) e. Any other Central/ State Scheme (specify)			
26	Likely date of operationalisation of ARHCs			
27	Attach photographs of existing project			

Signature
(Authorized Signatory at ULB)

Signature
(Commissioner/
Executive Officer, ULB)

Signature
(State Level Nodal Officer)

Signature
(Principal Secretary/ Secretary, concerned
Department)



98244/2020/P/MAY I



Ministry of Housing and Urban Affairs, Government of India

**Model-2: Construction, Operation and Maintenance of ARHCs by Private/
Public Entities on their own available vacant land**

*(Format to be filled by States/UTs/ULBs through Entities and
to be forwarded to MoHUA)*

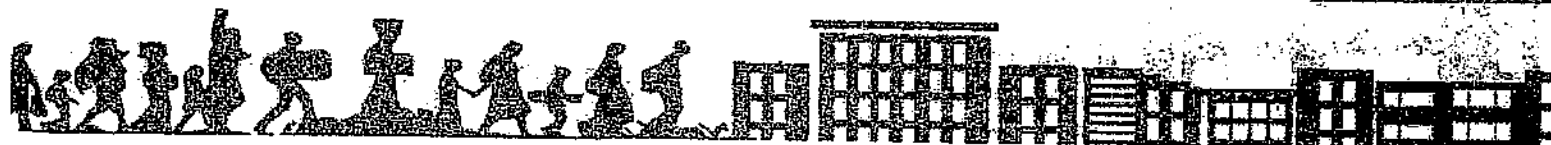
Sl. No.	Item	Details				
1	Name of the State/UT					
2	Name of the City					
3	Project Name					
4	Project Code					
5	State Level Nodal Agency					
6	Implementing Agency					
7	SLSMC Approval Date					
8	No. of Beneficiaries to be covered					
9	Category of Beneficiaries					
10	Whether beneficiaries are as per ARHCs Guidelines?					
11	Project proposed on Private land/ Public land					
12	Whether "Use permission" is required?					
13	Type of Entity: (Public/Private)					
14	Name of Entity					
15	Land area (in hect.)					
16	Basic FAR/FSI permissible					
17	Enhanced FAR/FSI permissible					
18	FAR/FSI Utilized					
19	No. of DUs/ Dormitories	Single bedroom (%)	Double bedroom (%)	Dormitories (%)	Total	
20	Area of Unit (in Sqm)	Carpet Area			Built up area	
		DUs (Single bedroom)	DUs (Double bedroom)	Dormitories	DUs (Single bedroom)	DUs (Double bedroom) Dormitories



S.No. 2020/500/1

Affordable Rental Housing Complex (ARHC) Operational Guidelines

Sl. No.	Item	Details						
21	Total Built up area (in Sqm)	DUs (Single bedroom)	DUs (Double bedroom)	Dormitories	Total			
22	Type of Structure	DU				Dormitory		
	i) No. of Floors							
	ii) No. of Blocks							
	iii) No. of DUs per Floor							
23	Details of Affordable Rent Fixed (Rs. in per Month)	DUs (Single bedroom)		DUs (Double bedroom)		Dormitory		
24	Project Cost	Project Cost (Rs. in lakh)				Cost (per Sqm)		
		DU	Dormitory	Infrastructure	Total	DU	Dormitory	
25	Whether TIG permissible (Yes/No)							
26	Amount of TIG Required (Rs. in lakh)							
27	Identified Approved Innovative Technology Proposed							
	Name of Technology							
28	Approved by: CPWD/MoHUA under GHTC-India/PACS by BMTPC or any other (Specify)							
29	Whether design of DUs and dormitories are as per ARHCs guidelines/norms? (Yes/No)							
30	Whether disaster resistant features and durability of the structure as per relevant Indian Standards is being ensured? (Yes/No)							
31	Whether structure design has been vetted by IIT/ NIT or any other? (Yes/No)							
32	Period of Construction (in months)							
33	Likely date of commencement of construction?							



08244/2020/PMAY I



Ministry of Housing and Urban Affairs, Government of India

Sl. No.	Item	Details
34	Whether convergence with other Central/ State schemes has been ensured? Furnish details. a. Swachh Bharat Mission (Urban) b. AMRUT c. Smart Cities Mission d. National Urban Livelihood Mission e. Any other Central/ State Scheme (Specify)	
35	Is Rain Water Harvesting/recharge provisioned? (Yes/No)	
36	Is arrangement of solar system made? (Yes/No)	
37	Any other sustainable/green practices being adopted. Please specify.	
38	Whether the provision of civic infrastructure has been made as per applicable State norms/CPHEEO norms/ NBC/IS CODE Please specify.	
39	Infrastructure Details:	
	a. Internal Infrastructure (Specify Details)	
	i) Roads	
	ii) Drainage	
	iii) Electricity	
	iv) Storm Water Drains	
	v) Any Other, Specify	
	b. Social Infrastructure (Please Specify)	
	i) Health Center	
	ii) Anganwadi	
	iii) Creche	
	iv) Community Centre	



Sl. No.	Item	Details
	v) Any Other, Specify	
	c. Neighbourhood Commercial (Please Specify)	
	i) Street Shops	
	ii) Grocery Store	
	iii) Medical Shops	
	iv) Milk Booths	
	v) ATM	
	vi) Any Other, Specify	
	d. External Infrastructure and its connectivity with internal infrastructure (Please Specify)	
	i) Water Supply	
	ii) Sewerage	
	iii) Road	
	iv) Storm Water Drain	
	v) External Electrification	
	vi) Solid Waste Management	
	vii) Any Other, Specify	
40	Quality Assurance Mechanism (Please Specify):	

Signature
(Authorised Signatory, Entity)

Signature
(Commissioner/Executive Officer, ULB)

Signature
(State Level Nodal Officer)

Signature
(Principal Secretary/ Secretary, concerned Department)



98244/2020/PMA Y 1

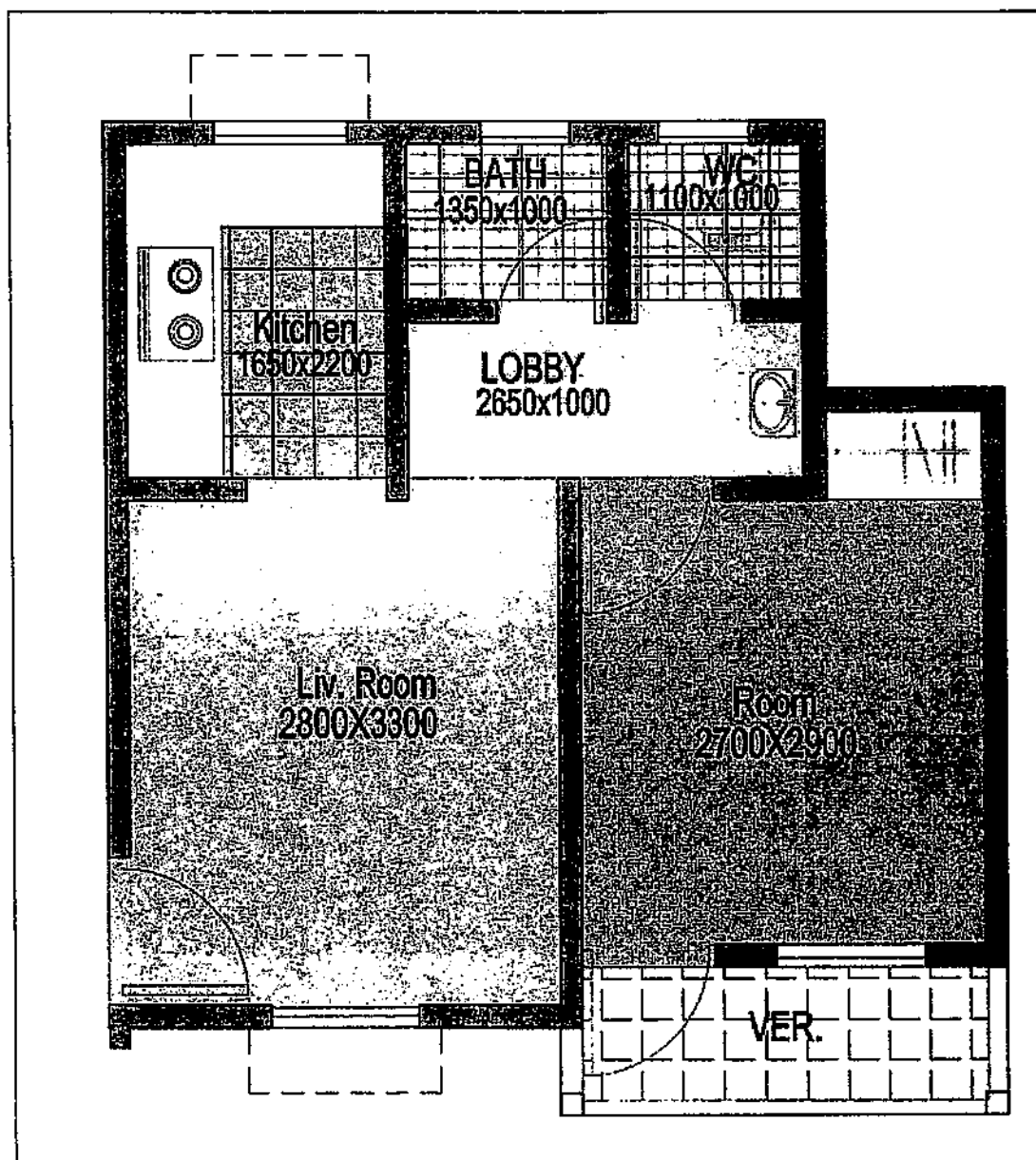


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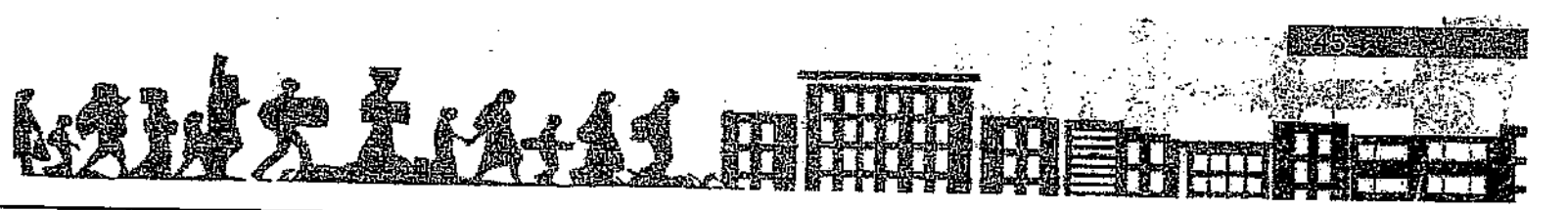
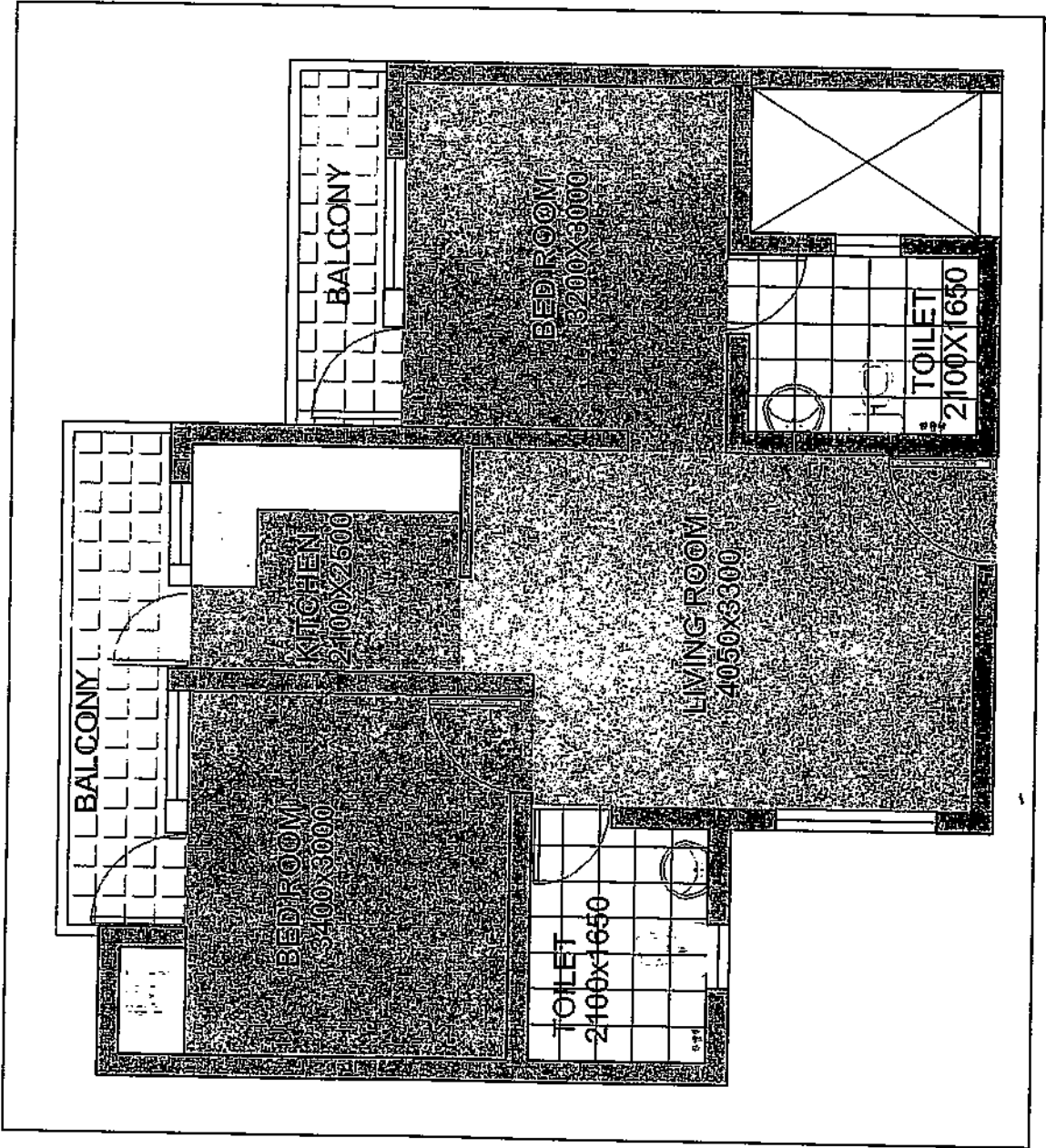
Annex-3
(Para 7-m of the Guidelines)

Indicative Design of Dwelling Unit and Dormitory

Dwelling Unit Plan - Single Bedroom



Dwelling Unit Plan - Double Bedroom

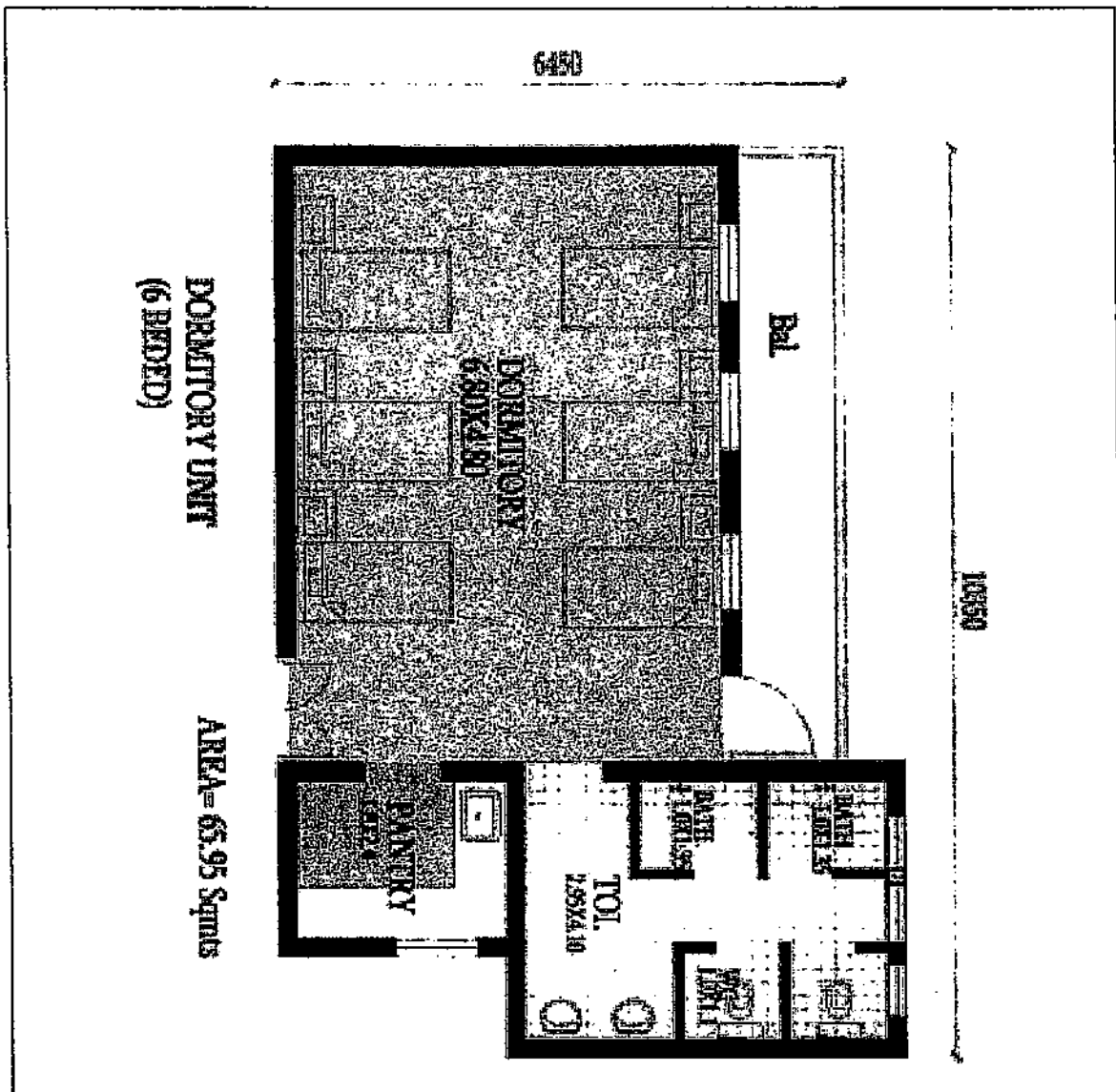


98244/2020/PMAY-I



Ministry of Housing and Urban Affairs, Government of India

Dormitory Hall Plan



The amenities to be included are as follows:

- i. Individual cupboard with Locker facility
- ii. Side Table
- iii. Common Dining Hall with Kitchen and Store
- iv. Recreational Activity room
- v. Visitor room
- vi. Medical room
- vii. Office room

2020-21



Annex-4
(Para 7-m of the Guidelines)

**Central Sanctioning-cum-Monitoring Committee
for "Housing for All" Mission:**

Composition

1	Secretary, Ministry of Housing and Urban Affairs	Chairman
2	Addl. Secretary, Ministry of HUA	Member
3	Secretary, Ministry of Finance (Department of Expenditure)	Member
4	Secretary, Ministry of Social Justice and Empowerment	Member
5	Secretary, Ministry of Health and Family Welfare	Member
6	Secretary, Department of Banking, Ministry of Finance	Member
7	Secretary, Ministry of Labour & Employment	Member
8	Secretary, Ministry of Minority Affairs	Member
9	Joint Secretary (NULM), Ministry of HUA	Member
10	Joint Secretary (Housing), Ministry of HUA	Member
11	Joint Secretary and Financial Adviser, Ministry of HUA	Member
12	Mission Director (Smart Cities), Ministry of HUA	Member
13	Joint Secretary and Mission Director in charge of Pradhan Mantri Awas Yojana - Housing for All (Urban), Ministry of Housing and Urban Affairs	Member

**State Level Sanctioning & Monitoring Committee (SLSMC)
under "Housing for All" Mission**

Composition

1	Chief Secretary	Chairperson
2	Secretary of Urban Development/Municipal Administration/Local Self-Government/ Housing dealing with implementation of PMAY-HFA(U) Mission	Vice-Chairman
3	Secretary of Urban Development/Municipal Administration/Local Self-Government/ Housing	Member
4	Secretary, State Finance Department	Member
5	Secretary, Revenue/Land Administration	Member
6	Secretary (Housing) of the State Govt.	Member
7	Secretary in charge of Environment of the State Government	Member
8	Convener, State Level Banker's Committee	Member
9	State Nodal Officer, PMAY (U)-HFA	Member



98244/2020/P/MAY/1



Ministry of Housing and Urban Affairs, Government of India

Annex-5
(Para 10-b of the Guidelines)

Illustrative models of financial viability analysis of ARHCs

Model-1 Utilizing Existing Government Funded Vacant Houses

1. Feasibility analysis of 7 cities from different regions has been carried out for utilizing these Government funded vacant houses as ARHCs.
2. Information was sought from the States/ UTs on per unit estimated amount for repair/ retrofit to make these houses livable; and prevailing rent.
3. The financial viability has been calculated on the basis of following fixed parameters:
 - i. No. of houses available for rent
 - ii. Cost of repair/ retrofit/ develop for each house/ complex
 - iii. Annual rent collection potential @ 90% occupancy
 - iv. Cost of annual major O&M charges as an expenditure
4. Considering these fixed parameters and all other expenses, it is estimated that the Entity will recover the investment made in such projects within the period of 6 to 9 years on an average. However, these projections are illustrative and may vary marginally, depending upon the location and project size.
5. After recovering the investments, profit made by the Entity through ARHCs, will be shared between Entity and concerned ULBs/ Parastatals as per concession agreement.
6. An illustrative calculation sheet to derive the Financial Viability of sample cities is placed below:

Illustrative Feasibility Analysis - JnNURM/RAY Houses							
Indicators	Ernakulam	Faridabad	Ludhiana	Delhi	Dehradun	Kohima	Agra
No. of Dwelling Units (DUs)	120	2545	1008	14500	148	1152	240
Per DU Cost of Retrofitting (in Rs.)	90,000	90,000	90,000	90,000	90,000	90,000	90,000
Investment (Rs. in Cr)	1.08	22.91	9.07	130.50	1.33	10.37	2.16
Loan amount (Rs. in Cr.)	1.08	22.91	9.07	130.50	1.33	10.37	2.16
Rent per month (in Rs.)	3000	3000	3000	3500	2500	2500	3000
Total Interest to be paid in 20 years @ 8 %	1.08	23.07	9.13	131.47	1.34	10.44	2.17
Cost of O&M for 25 years (Rs. 1 per sq.ft)	1.26	26.72	10.58	152.25	1.55	12.10	2.52
Total Outflow in 25 years (Rs. in Cr.)	3.42	72.70	28.79	414.22	4.23	32.90	6.85
Total Income after 25 years (Rs. in Cr.)	16.52	350.33	138.75	2,329.20	16.95	132.07	33.04
Surplus Income in 25 years (Rs. in Cr.)	13.10	277.63	109.96	1,914.98	12.72	99.17	26.19
Recovery Period (Month)	86	86	87	76	102	102	83
Recovery Period (Years)	7	7	7	6	9	9	7

Notes:

(i) Occupancy Rate is considered at 90%.

(ii) Cost of retrofitting/repair has been assumed at an average of Rs. 90,000 which is indicative and may vary as per project requirement.

(iii) Loan period is considered 20 year. If Concessionaire repay the loan before 20 years, profit margin will change accordingly.

(iv) Depreciation of building is not calculated as the Concessionaire does not have ownership of the building. It will be returned to the ULB after concession period.



Model-2: Incentivising the Public/Private bodies (referred as Entities hereinafter) to construct, operate and maintain the ARHCs on their own available vacant land

1. ARHCs are to be constructed by Entities on their own available vacant land and operated for a period of 25 years, excluding construction period of 18 months. For example, if construction starts in July, 2020 and ends at December, 2021, with construction period of 18 months, the ARHCs will be available for rent for 25 years with effect from January, 2022.
2. Assuming an additional FAR/ FSI of 50% over and above the existing FAR/ FSI of 1.5, the composition with DUs and Dormitory Beds in the ratio of 40:60 of total built up areas of ARHC, has been worked out on 1 Hectare of land with following calculations:
 - I. 231 Dwelling Units (approx. 30 sqm carpet area each)
 - II. 868 Dormitory Beds (approx. 10 sqm carpet area each)
 - III. 2,250 sqm of Commercial Area
3. Further, it is assumed that land offered by the Entity will be considered as Equity. Construction cost after reducing TIG (10% of construction cost) has been assumed as loan from Bank or HFC under concessional window at average interest rate @ 8% per annum with moratorium of 18 months and repayment period of 20 years.
4. Assuming construction cost as Rs. 38.23 crore (Rs. 1600/sq. ft.), total project cost has been arrived at Rs. 57.47 crore with loan from Bank/HFC of Rs. 41.60 crore and TIG as Rs. 3.12 crore. Based on occupancy rate of 90%, average monthly inflow has been worked out to be Rs. 1.36 crore for a period of 25 years, which includes residual building value at 60% of the construction cost and land value after 25 years Rs. 50.97 crore at 4 times of initial land cost. These projections are illustrative and may vary, depending upon the location and project size.
5. Starting Rent for DU at Rs. 6,000 per month and dormitory bed at Rs. 3,000 per month and commercial area at Rs. 1,300 per sqm with 8%, 8% and 10% increase respectively after every 2 years, has been assumed.
6. Water, Electricity, House/ Property Tax and other user maintenance charges shall be paid by the occupants on actual basis. However, major repairs and maintenance expenses have been assumed at 4% of construction cost under project period expenses.
7. Average monthly surplus generated for the Entity works out to be Rs. 1.03 crore (after deducting Equated Monthly Installment (EMI) (Rs. 0.35 crore), Administration, Management and Insurance Expenses (Rs. 0.02 crore), Major Repairs and Maintenance Expenses (Rs. 0.01 crore) and Risk Fund (Rs. 0.02 crore), assuming that there is no GST and Income Tax on Project revenue.
8. Assuming that Risk Fund of Rs. 6.38 crore at 2% of rental income, Administration, Management & Insurance expenses Rs. 6.38 crore at 2% of rental income, and major Repairs and Maintenance expenses of Rs. 1.53 crore at 2% of total construction cost; Average Debt Service Coverage Ratio (DSCR) comes out to be 2.71 (During the loan repayment tenure) and Internal Rate of Return (IRR) of 14.67%, which includes



98244/2020/PWY-1



Ministry of Housing and Urban Affairs, Government of India

residual building value at 60% of the construction cost (after 40% depreciation for the project period) and land value after 25 years Rs. 50.97 crore at 4 times of initial land cost.

Feasibility and Financial briefs are presented below:

A. Project Brief:

Sl. No.	Particulars	Details	Remarks
1	Area		
1.1	Land (sq. m.)	10,000	
1.2	Permissible FAR	2.25	1.50 + 50% Additional FAR of 1.50
2	Construction (Built-up area Sqm)	22,500	1.1 x 1.2
2.1	Commercial Space Area	2,250	10% of 2.1
2.2	Dwelling Units	8,100	231 units
2.3	Dormitory Beds	12,150	868 units
3	Project Outlay (Rs. in crore)	57.47	
3.1	Land Cost (Promoter's Equity) (Rs. in Cr)	12.74	33.33% of 3.2
3.2	Construction Cost (Rs. in Cr)	38.23	Boundary wall with gate and infrastructure like inner road, boring, park, sewer, rainwater, external electricity etc.
3.3	Project Period Expenses (Rs. in Cr)	1.91	5% of 3.2 (includes GST, labour cess, project design)
3.4	Construction Period Interest (Rs. in Cr)	3.82	10% of 3.2 (Interest for 18 months)
3.5	Cost Escalation, etc. (Rs. in Cr)	0.77	2% of 3.2
d	Construction Cost (Rs.)		
4.1	Commercial Space Area per sqm (In Rs.)	21,520	
4.2	Cost per Dwelling Unit (In Rs.)	6,00,000	
4.3	Cost per Dormitory Bed (In Rs.)	2,25,000	

B. Financial Brief:

S.No.	Particulars	Amount in Rs.	Units/Links.
1	Project Outlay	5747,54,400	
1.1	Land Cost (Promoter's Equity)	1274,40,000	33.33% of 1.2
1.2	Construction Cost	3823,20,000	
1.3	Project Period Expenses	191,16,000	5% of 1.2
1.4	Construction Period Interest	382,32,000	10% of 1.2
1.5	Cost Escalation, etc.	76,46,400	2% of 1.2
2	Project Contribution	5747,54,400	
2.1	Promoter's Equity (Land)	1274,40,000	
2.2	Loan	4160,94,400	
2.3	Technology Innovation Grant	312,20,000	
3	Project Period Revenue (25 year) (Earning)	40900,43,922	
3.1	Rental Income for 25 years	31913,25,640	



98/07/2019/MAY

Affordable Rental Housing Complexes (ARHCs): Operational Guidelines

S.No.	Particulars	Amount in Rs.	Units/Links	
3.2	Other Income for 25 years	1595,66,282	5%	of 3.1
3.3	Land Value after 25 years	5097,60,000	400%	of 1.1
3.4	Residual Building Value after 25 years (after 40% depreciation for the project period)	2293,92,000	60%	of 1.2
4	Project Period Expenses (25 year)	9782,37,094		
4.1	Loan Repayment for 20 years	8352,91,269		
4.2	Administrative, Management & Insurance Expenses	638,26,513	2%	of 3.1
4.3	Major Repairs & Maintenance Expenses	152,92,800	4%	of 1.2
4.4	Risk Fund	638,26,513	2%	of 3.1
5	Project Period Surplus	31118,06,828	3 less 4	
6	Project Assumptions			
6.1	Maximum Construction Period	18	Months	
6.2	No. of Dwelling Units (DU)	231	Units	
6.3	No. of Dormitories	868	Units	
6.4	Area of Commercial Space	2,250	sqm	
6.5	Occupancy - DUs	90%		
6.6	Occupancy - Dormitory	90%		
6.7	Occupancy - Commercial	90%		
6.8	Monthly Rent - DU	6,000	per unit	
6.9	Monthly Rent - Dormitory	3,000	per unit	
6.10	Monthly Rent - Commercial	1,300	per sqm	
7	Loan Terms			
7.1	Loan Repayment Period	20	Years	
7.2	Payment Per Year	12	Months	
7.3	Average Rate of Interest	8%	p.a.	
7.4	EMI	34,80,380		
8	Hurdle Rate Calculation @8% discounted			
8.1	Total Inflow @8% Discounted	11241,47,719		
8.2	Project Outlay @8% Discounted	-5490,91,847		
8.3	Total Surplus @8% Discounted	5750,55,872		
9	IRR	14.67%		
9.1	Present Value of Project Outlay	-5293,32,741		
9.2	Present Value of Inflows	5293,13,564		
9.3	Net Present Value (NPV)	19,177		
10	Average DSCR	2.71		

Note:

- Rent increase for DU and Dormitory @ 8%; and Commercial @ 10 % every 2 years.
- Regular repair and maintenance expenses, water charges, electricity charges, property/house tax etc. are to be collected from the occupants on the actual basis. If any shortfall, will be met through risk fund mentioned at 4.4.
- Residual building value (after 25 years) is calculated after 40% depreciation on construction cost.



98244/2020/PMAY I



Ministry of Housing and Urban Affairs, Government of India

Annex-6
(Para 10-f of the Guidelines)

(To be filled up by the Entities)

Form GFR 12-C
(See Rule 239)

Form of Utilisation Certificate

Certified that out of Rs. _____ of Grants sanctioned during the year _____ in favour of _____ under the Ministry/Department Letter no. given in the table below and Rs. _____ on account of unspent balance of the previous year, a sum of Rs. _____ has been utilised for the purpose of _____, for which it was sanctioned and that the balance of Rs. _____ remaining unutilised at the end of the year has been surrendered to Government (Vide No _____, dated _____) // will be adjusted towards the Grants-in-aid payable during the next year.

S. No	Letter No. and date	Amount
	Total:-	

2. Certified that I have satisfied myself that the conditions on which the grants-in-aid was sanctioned have been duly fulfilled/ are being fulfilled and that I have exercised the following checks to see that the money was actually utilised for the purpose for which it was sanctioned.

3. Physical progress of the projects, where Government of India grants have been utilised, is enclosed.

Kinds of checks exercised and signed by:

1. Official from ULB
2. Project Entity
3. Project Engineer
4. Counter signed by BMTPC official.....

Date-----

98244/2020/PMAY I



Annex-7
(Para 10-g of the Guidelines)

(To be filled up by the BMTPC)

GFR 12 - A
[(See Rule 238 (1))]

**FORM OF UTILIZATION CERTIFICATE
FOR AUTONOMOUS BODIES OF THE GRANTEE ORGANIZATION**

UTILIZATION CERTIFICATE FOR THE YEAR..... in respect
of recurring/non-recurring
GRANTS-IN-AID/SALARIES/CREATION OF CAPITAL ASSETS

1. Name of the Scheme.....
2. Whether recurring or non-recurring grants.....
3. Grants position at the beginning of the Financial year
 - (i) Cash in Hand/Bank
 - (ii) Unadjusted advances
 - (iii) Total
4. Details of grants received, expenditure incurred and closing balances: (Actuals)

Unspent Balances of Grants received years [figure as at Sl. No.3(iii)]	Interest Earned thereon	Interest deposited back to the Government	Grant received during the year			Total Available funds (1+2-3+4)	Expenditure incurred	Closing Balances (5-6)
1	2	3	4			5	6	7
			Sanction No. (i)	Date (ii)	Amount (iii)			

Component wise utilization of grants:

Grant-in-aid- General	Grant-in-aid- Salary	Grant-in-aid-creation of capital assets	Total

Details of grants position at the end of the year

- (i) Cash in Hand/Bank
- (ii) Unadjusted Advances
- (iii) Total

Certified that I have satisfied myself that the conditions on which grants were sanctioned have been duly fulfilled/are being fulfilled and that I have exercised following checks to see that the money has been actually utilized for the purpose for which it was



98244/2020/PMAY I



Ministry of Housing and Urban Affairs, Government of India

sanctioned:

- (i) The main accounts and other subsidiary accounts and registers (including assets registers) are maintained as prescribed in the relevant Act/Rules/Standing instructions (mention the Act/Rules) and have been duly audited by designated auditors. The figures depicted above tally with the audited figures mentioned in financial statements/accounts.
- (ii) There exist internal controls for safeguarding public funds/assets, watching outcomes and achievements of physical targets against the financial inputs, ensuring quality in asset creation etc. & the periodic evaluation of internal controls is exercised to ensure their effectiveness.
- (iii) To the best of our knowledge and belief, no transactions have been entered that are in violation of relevant Act/Rules/standing instructions and scheme guidelines.
- (iv) The responsibilities among the key functionaries for execution of the scheme have been assigned in clear terms and are not general in nature.
- (v) The benefits were extended to the intended beneficiaries and only such areas/districts were covered where the scheme was intended to operate.
- (vi) The expenditure on various components of the scheme was in the proportions authorized as per the scheme guidelines and terms and conditions of the grants-in-aid.
- (vii) It has been ensured that the physical and financial performance under...
(name of the scheme has been according to the requirements, as prescribed in the guidelines issued by Govt. of India and the performance/targets achieved statement for the year to which the utilization of the fund resulted in outcomes given at Annexure - I duly enclosed.
- (viii) The utilization of the fund resulted in outcomes given at Annexure - II duly enclosed (to be formulated by the Ministry/Department concerned as per their requirements/ specifications.)
- (ix) Details of various schemes executed by the agency through grants-in-aid received from the same Ministry or from other Ministries is enclosed at Annexure-II (to be formulated by the Ministry/Department concerned as per their requirements/ specifications).

Date:

Place:

Signature

Signature

Name.....

Name.....

Chief Finance Officer

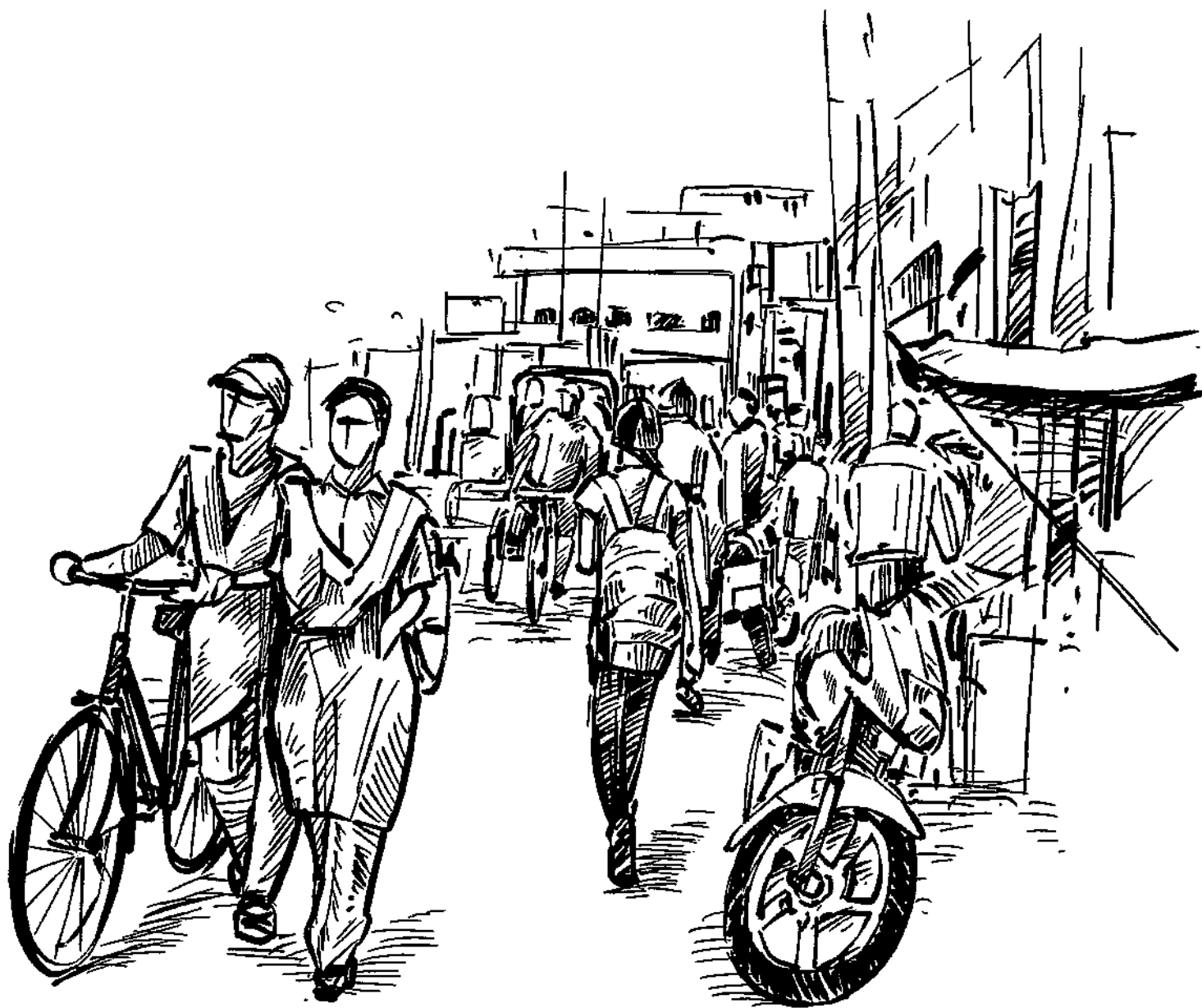
Head of the Organisation

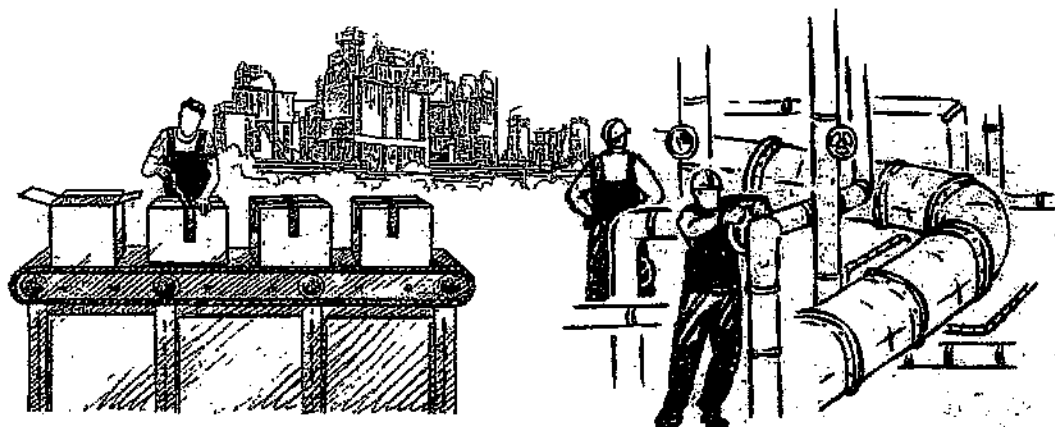
(Head of the Finance)

(Strike out inapplicable terms)



98244/2020/PMAY I





सत्यमेव जयते

The Joint Secretary & Mission Director (Housing for All)
Ministry of Housing and Urban Affairs
Government of India

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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

Subject: Modification in MPD-2021 w.r.t. Development Control Norms of Multi Level Parking for private modes.

File no. : PLG/MP/0016/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC

1.0 Background:

- 1.1 Several requests have been received from Local Bodies for seeking height relaxation in the projects proposed for Multi-level parking in different areas/land use zones of Delhi. Due to certain contradictory clauses in the Para 12.14.3.7, Multi Level Parking for Private modes, the need for interpretation and deletion of few provisions in the norms has been felt. The local bodies have sought relaxation in the height in their MLCP proposals interpreting the norms without provisioning for few clauses. The current proposal has taken into cognizance of the discrepancies and provides for clarity in the norms for future projects.
- 1.2 The matter was discussed in the meeting held on 20.01.2021 in the Conference Room of Commissioner (Plg.), DDA which was attended by the concerned officers of DDA and North DMC. During the meeting, the following was discussed/deliberated:
 - a) It is observed that some of the proposals are in contradiction to the provisions of Master Plan and also lack clarity as to how the norms, as stipulated in Para 12.14.3.7 of MPD-2021, are being adopted.
 - b) There are anomalies in the provisions of MPD-2021 w.r.t. 'Multi-Level Parking for Private Modes'. Minutes of the meeting dated 20.01.2021 enclosed as **Annexure-I**.
- 1.3 The above issues were also deliberated during the meeting of the Committee formulated for finalizing the 'Draft Policy for Dynamic Parking Norms for Delhi' which was attended by Addl. Commissioner (Plg.)-I, Director (UTTIPEC), officials of DUAC and NIUA and Shri O.P. Agarwal as the Traffic and Transportation Expert.

2.0 Examination:

- 2.1 Master Plan for Delhi 2021 in Chapter 12.0 Transportation, Para 12.14.3.7 'Multi-level Parking for Private Modes' stipulates the Development Control Norms for plots for multi-level parking already earmarked / designated by local bodies.
- 2.2 There is lack of clarity in the Development Control Norms of Multi - level parking for Private Modes.
- 2.3 The proposals received from the Local Bodies seeking relaxation in terms of height as per the development control norms have interpreted the norms assuming a certain stipulated FAR towards commercial component in order to ensure financial feasibility of the MLCP projects.
- 2.4 Further, the provisioning of ECS in the projects is being done keeping in view the financial viability of the project and the design is not based on the actual parking requirement in the adjoining catchment area.

3.0 Proposal:

In view of above, the following is proposed:

MPD 2021	
Existing Provisions	Proposed Amendments/Modifications
Chapter 12.0: Transportation, Para 12.14.3.7: MULTI-LEVEL PARKING FOR PRIVATE MODES:	
For plots for multi-level car parking already earmarked / designated by local bodies, the existing development control norms will continue, as follows:	For plots for multi-level car parking already earmarked / designated by local bodies, the existing development control norms will continue, as follows:
<ul style="list-style-type: none"> i. Minimum Plot Size - 1000 sqm. ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial / office space. iii. In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided. iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code). v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety. vi. In case of comprehensive schemes, development controls including height shall be as per approved scheme. vii. Number of basements - No Limit, subject to adequate safety measures. viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot. ix. Specific proposals requiring relaxation in above-mentioned norms for already designated sites would be referred to the Authority. 	<ul style="list-style-type: none"> i. Minimum Plot Size - 1000 sqm. ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25% of gross floor area may be utilized as commercial / office space. iii. In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided. iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code). v. Maximum ground coverage shall be 66.6%. The height shall not be restricted, subject to clearance from AAI, Delhi Fire Service and other statutory bodies. vi. In case of comprehensive schemes, development controls shall be as per approved scheme. vii. Number of basements - No Limit, subject to adequate safety measures. viii. Specific proposals requiring relaxation in above-mentioned norms for already designated sites would be referred to the Authority.

4.0 RECOMMENDATION

The proposed modification as contained in para 3.0 above is placed before the Technical Committee for its consideration for further processing under Section 11 - A of DD Act, 1957.


Asst. Director (Plg.)
 Master Plan


Dy. Director (Plg.) MP/
Director (Plg.), MP (in-charge)


Addl. Commissioner (Plg.) - I



दिल्ली विकास प्राधिकरण
कार्यालय निदेशक (योजना), क्षेत्रीय योजना-3
योजना क्षेत्र ए,बी,सी एवं जी (शहरी विस्तार के अतिरिक्त)
चौथी मंजिल, विकास मिनार, आई.पी.एस्टेट, नई दिल्ली-110002
फोन नं. 011-23370239

No. F.3(22)/2020-MP/D-

दिनांक : 05.02.2021

Sub.: Minutes of the Meeting held under the chairmanship of Commissioner (Plg.), DDA on 20.01.2021 regarding Multilevel Car Parking proposals submitted by North DMC at various locations in Delhi.

Ref.: F.3(22)/2020-MP/D- 06, Meeting notice dated 19.01.2021

A meeting was held under the chairmanship of Commissioner (Plg.), DDA in the Conference Hall at Vikas Minar on 20.01.2021 to discuss the issues arising from the T.C. Agendas received from North DMC for Multi Level Car Parking sites to be developed in various locations in Delhi. The meeting was attended by AC (Plg.-I), AC(Plg.-III), AC(Plg.-IV), Director (UTTIPEC), Director(Plg.)AP-III, Dy. Director (Plg.)A, B,C &G (Excl. UE), CE (Bldg.) HQ, North-DMC, along with Chief Town Planner, North DMC and their Traffic consultant (UNITRANS). (**Attendance sheet enclosed as Annexure-A**).

1. It was discussed that the North DMC has submitted **Nine (09)** proposals for Multi Level Car Parking sites for relaxation in norms (Height relaxation, Setback relaxation and change in Land use) in panning Zones A,B,C&G for placing them before the Technical Committee of DDA. The **Nine (09)** Multi Level Parking sites are as stated below :

- i. Multi Level Parking Site at **Idgah Road**, [Zone-A (OWC)]
- ii. Multi Level Parking Site at **Qutub Road**, [Zone-A, (OWC)]
- iii. Multi Level Parking Site at **Bank street**, Karol Bagh [Zone-B]
- iv. Multi Level Parking Site at **Pratap Nagar**, Metro Station [Zone-B]
- v. Multi Level Parking Site at **Rajender Nagar**, [Zone-B]
- vi. Multi Level Parking Site at **Morigate**, [Zone-C]
- vii. Multi Level Parking Site at **Madipur** Metro Station, [Zone-G (Excl. UE)]
- viii. Multi Level Parking Site at **Udyog Nagar** Metro Station, [Zone-G (Excl. UE)]
- ix. Multi Level Parking Site at **Punjabi Bagh** Metro Station, [Zone-G (Excl. UE)]

2. Chief Engineer/II, North-DMC apprised the context of these proposals and presented a brief introduction regarding two MLCP proposals being dealt by him which were located in **Karol Bagh area** (MLCP at Bank Street and Rajender Nagar) by giving an outline of the site locations, catchment area, MLCP circulation of the two sites, etc. It was informed that, since Karol Bagh/ Rajender Nagar area is full of commercial & residential activities and there is shortage of dedicated parking space leading to congestion due to on-street parking. Therefore, there is an urgent need for easing out the parking problem by constructing the proposed MLCP at the afore-stated two parking sites in the Karol Bagh area. The C.E. (NrDMC) during the discussion informed that the residents of the Karol Bagh area do not want to park their vehicles on the road side, whereas the shopkeepers of the area want to park their vehicles on the road sides.

3. A Power Point presentation was given by the Traffic consultant (UNITRANS) and the **Traffic Impact Assessment and Parking Management District Study** conducted by them was discussed. It was observed that the PMD study is based only considering the arrival and departure of the vehicles in the catchment area and the existing requirement/demand of the proposed MLCP sites as per landuse has not been considered. Further, the issues regarding existing ROW of abutting roads/ entry-exit points and holding/queuing length of vehicles were also raised during the discussions. **It was decided that North DMC to submit the NOC from the Delhi Traffic Police before the TC meeting in this regard.**

115150(8)/2021/AD(PLG-ZONE A)AP-III

4. It was observed that the projects of North DMC are in contradiction with the provisions of MPD-2021 w.r.t 'Multi-Level car parking for private modes.' It was also discussed that the Agenda regarding the interpretation of Master Plan provisions w.r.t Multi Level car Parking is in advance stage and is being put up in the next Technical Committee Meeting. **Therefore, North DMC was requested to submit the issues/ difficulties being faced by them in implementing the various MPD-2021 provisions w.r.t. the various MLCP proposals forwarded to DDA for relaxation of MPD norms.**

The meeting ended with a vote of thanks to the chair.

Encl: As above.

[Signature]
05/02/2021

(संजय किशोर)

सहायकनिदेशक (योजना)/ ए और बी

Copy to:

DDA:

1. Commissioner (Plg.), DDA, 5th Floor, Vikas Minar, IP Estate, New Delhi – 110002.
2. Addl. Commissioner (Plg)-I, DDA, 6th Floor, Vikas Minar, IP Estate, New Delhi – 110002.
3. Addl. Commissioner (Plg)-II, DDA, 11th Floor, Vikas Minar, IP Estate, New Delhi – 110002.
4. Addl. Commissioner (Plg)-III, DDA, 4th Floor, Vikas Minar, IP Estate, New Delhi – 110002.
5. Addl. Commissioner (Plg.)-IV, DDA, 3rd Floor, Vikas Minar, IP Estate, New Delhi – 110002.
6. Addl. Chief Architect(Arch.), DDA,VC office, B-Block, First Floor, Vikas Sadan, INA, New Delhi – 110023.
7. Director (Plg.)-AP-III, DDA, 4th Floor, Vikas Minar, IP Estate, New Delhi – 110002.
8. Director (UTTIPEC), DDA, 2nd Floor, Vikas Minar, New Delhi-110002.
9. Dy. Director (Plg.), MP&DC, DDA, 6th Floor, Vikas Minar, IP Estate, New Delhi – 110002.

North DMC:

1. Chief Town Planner, North DMC, 4th Floor, Civic Centre, Minto Road, New Delhi – 110002.
2. CE (Bldg.) HQ, North-DMC, Level-10, Civic Centre, Minto Road, New Delhi – 110002.

[Signature]

[Signature]
05/02/2021

सहायकनिदेशक (योजना)/ ए और बी

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

Item No. - 32/2021

SUB: Draft Policy for Dynamic Parking Norms for Delhi.
File No. : F.15(01)2021-MP

1.0 BACKGROUND

- 1.1 The Ministry of Housing and Urban Affairs, GoI vide letter no. K-12011/27/2009-DD-I dated August 27, 2020 had requested DUAC to examine the existing parking Norms in Delhi and suggest suitable measures/ Changes as required.
- 1.2 The draft policy prepared by DUAC regarding parking norms was discussed in the meeting held under the chairmanship of secretary (MoHUA) dated 06.01.2021 (Minutes of the meeting is attached as **Annexure-I**). In the meeting dated 06.01.2021, the following decisions were taken,
 - I. The norms should be made simpler, understandable and implementable, leaving no scope for interpretation.
 - II. The provision made for metro deduction need to be reworked to avoid any ambiguity at later stage during implementation.
 - III. The proposed Multi Level Car Parking (MLCP) deduction should be applicable only for commercial /industrial/ institutional uses and **not** for Residential use.
 - IV. The proposed parking norms shall specify the minimum parking requirements for each category of usages, so that an individual has a scope to provide parking beyond permissible limits.
 - V. Parking norms for Special Area in Delhi should be worked out keeping in view the ground realities.
 - VI. The requisite charges to be paid by the owners under the proposed relaxed provision of "*pay-up for parking cess*" for not providing the minimum Number of required parking should be specify by DDA upfront and parallel to the requisite Master Plan amendments.
 - VII. The proposed parking norms would be applicable for both new building as well as for building where plans have been approved but no construction has started.
 - VIII. For those buildings where the plans have already been sanctioned by the local authority but construction is yet to be started, the architects/ proponent shall inform the concerned Local body for making adequate parking provisions as per new parking norm/ regulations/ guidelines etc. The concerned Local authority shall verify its compliance at completion stage before issuing the completion certificate.
 - IX. The concept of shared parking may be accessed based on ground realities.
 - X. The following Timelines were also decided:
 - DUAC will finalize the revised document based on the recommendations made in the meeting and shall submit the

updated document to DDA by 11.01.2021 for taking appropriate action.

- DDA would place the “Revised Norms” before Authority for consideration in its next meeting scheduled in February 2021.
- After following, the due process as specified under Delhi Development Act, 1957, DDA will ensure that the MPD modification be notified by April, 2021, positively.

- 1.3 Accordingly, Secretary, Delhi Urban Art Commission (DUAC) forwarded a letter dated 12.01.2021 to DDA along with the “Revised Norms” for taking necessary action.
- 1.4 Earlier, letter No. K-12011/27/2009-DD-I dated 07.12.2018 was received from MoHUA wherein request has been made to relax the parking norms in MPD-2021 for Government Housing Projects in line with GPRA colonies.
- 1.5 Another, request of Secretary, Dept. for Promotion of Industry and Internal Trade, Ministry of Commerce & Industry has also been forwarded by MoHUA vide letter dated 23.05.2019 for relaxation in parking norms in case of Intellectual Property Office (IPO) located at Dwarka. Relaxation has been sought for phase – III development as the office is in close proximity of the metro station (within 600 m).
- 1.6 The document contains “Revised Parking Norms for Delhi” which requires modifications in the Parking Norms of Master Plan for Delhi (MPD), hence the Agenda was placed before the 2nd Technical Committee meeting held on 27.01.2021 as Item No. 11/2021, wherein the following was decided:

“The Agenda Item was deferred with the observations that the proposal may be examined in a Sub-Group to deliberate the proposal comprehensively. The Sub-Group may be formed with members from DDA, DUAC, NIUA, MCD’s and Traffic and Transportation Expert. Thereafter, the agenda be submitted to the Technical Committee.”

2.0 FOLLOW-UP ACTION

- 2.1 As a follow-up of the Technical Committee decision, a sub-group was constituted with representatives from DDA, DUAC, NIUA, MCD’s and Traffic and Transportation Expert
- 2.2 A meeting of the sub-group was held on 11.02.2021 in the O/o Addl. Commissioner (Plg.) – I. In response, comments from Traffic and Transportation Expert were received regarding Guiding Principles to parking standards.
- 2.3 A follow-up meeting was also held on 24.02.2021 wherein a detailed discussion was held with representatives from DUAC. Record Note of the discussion is annexed as **Annexure – II**.
- 2.4 As per the discussion, comments from DUAC were received. (**Annexure – III**)

In view of the above, a modified detailed policy proposal as received and is annexed as **ANNEXURE –IV** . The proposed policy may be placed before Authority to be put up in public domain for 45 days for inviting observations / views / suggestions of the general public and stakeholders.

4.0 RECOMMENDATION

The proposal as contained in para 3.0 above is placed before the Technical Committee for its consideration and approval for placing it before Authority for putting up in public domain for 45 days for inviting observations / views / suggestions of the general public and stakeholders.



Asst. Director (Plg.)

MP & DC



Dy. Director (Plg.) MP & DC/
Director (Plg.) MP
(In-Charge)



Addl. Commr. (Plg.) -I

MOST IMMEDIATE

No. K-12011/27/2009-DD-I
 Government of India
 Ministry of Housing & Urban Affairs

Nirman Bhavan

New Delhi

Dated, the 12th December, 2020

To

The Chairman, Delhi Urban Art Commission	The Vice Chairman, Delhi Development authority	Director, National Institute of Urban Affairs
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Subject: Review of Parking Policy in Delhi by DUAC.

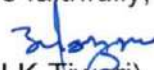
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Sir,

I am directed to refer forward herewith Minutes of the Meeting held under the chairmanship of Secretary (HUA), Ministry of Housing and Urban Affairs, Government of India at 05.30 PM on January 06, 2021 to Review Parking Norms in Delhi for information and necessary action.

2. This has approval of Secretary(HUA).

Yours faithfully,


 (U.K. Tiwari)

Under Secretary (DD-I)

Tel.No.23061681

Copy for kind information to:

1. Additional Secretary (D& UT)
2. DG, CPWD
3. Joint Secretary (Amrut)
4. Director(DD-II)
5. Sh Vikas Verma, Director, DDA

Minutes of the Meeting held under the chairmanship of Secretary (HUA), Ministry of Housing and Urban Affairs, Government of India at 05.30 PM on January 06, 2021 to Review Parking Norms in Delhi.

1. The Ministry of Housing & Urban Affairs, Government of India, vide letter no: K-12011/27/2009-DD-I dated August 27, 2020 had requested DUAC to examine the existing parking norms in Delhi and suggest suitable measures/changes as may be required. After having a detailed consultation with the various stakeholder, DUAC had prepared a document and submitted the same to the Ministry on 08.12.2020.
2. To review the aforesaid document, a meeting was held under the chairmanship of the Secretary (HUA) at 05.30 PM on January 06, 2021. The list of participants is **annexed**.
3. Chairman, DUAC explained the rationale behind the need for this study and through a presentation briefed about the present and proposed parking norms.
4. After, a detailed deliberation in the matter following decisions were made:
 - i. The norms should be made simpler, understandable and implementable, leaving no scope for interpretation.
 - ii. The provision made for Metro deduction need to be reworked to avoid any ambiguity at later stage during implementation.
 - iii. The proposed Multi Level Car Parking (MLCP) deduction should be applicable only for commercial/industrial/institutional uses and **not** for residential use.
 - iv. The proposed parking norms shall specify the “minimum” parking requirements for each category of usages, so that an individual has a scope to provide parking beyond permissible limits.
 - v. Parking norms for the Special Area in Delhi should be worked out keeping in view the ground realities.
 - vi. The requisite charges to be paid by owners under the proposed relaxed provision of “*Pay-up for parking cess*” for not providing the minimum number of required parking, should be specified by DDA upfront and parallel to the requisite Master Plan amendments.
 - vii. The proposed parking norms would be applicable for both new buildings as well as the buildings where plans have been approved but no construction has started.

viii. For those building where the plans have already been sanctioned by the local authority but construction work is yet to be started' the architect/proponent shall inform the concerned local authority for making adequate parking provisions as per new parking norms/regulations/guidelines etc. The concerned local authority shall verify its compliance at completion stage before issuing the completion certificate.

ix. The concept of shared parking may be assessed based on ground realities.

5. Time-lines:

i. DUAC will finalize the revise its document based on the recommendations made in the meeting and shall submit the updated document to DDA by 11.01.2021 for taking appropriate action.

ii. DDA would place the "Revised Norms" before Authority for consideration in its next meeting scheduled in February, 2021.

iii. After following the due process as specified under the Delhi Development Act, 1957, DDA will ensure that the MPD modification be notified by April, 2021 positively.

6. The meeting ended with a vote of thanks to the Chair.

Annexure:**A. From MoHUA**

1. Sh Durga Shanker Mishra, Secretary (HUA) – in chair
2. Sh Kamran Rizvi, Additional Secretary (D& UT)
3. Sh V K Jayswal, DG, CPWD
4. Smt D Thara, Joint Secretary (Amrut)
5. Sh P. C. Dhasmana, Director(D)
6. Sh Vikas Verma, Director, DDA

B. Delhi Urban Art Commission (DUAC)

1. Prof. Dr. PSN Rao, Chairman
2. Smt Ruby Kaushal, Secretary
3. Sh Rajeev Kumar Gaur, Assistant Secretary (T)
4. Smt Parul Kapoor, Consultant

C. DDA/NIUA

1. Smt Leenu Sehgal, Commissioner (Plg) DDA
2. Smt Kanak Tiwari, NIUA

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P. Estate, New Delhi - 110002
Phone No. : 23370507

E-File No.- PLG/MP/0003/2021/F-15/170
-O/o DY DIRECTOR
(PLG)MP AND DC

Date : 26.02.2021

Subject : Record Note of meeting held online on Webex on 24.02.2021 to discuss the various issues related to 'Multi-Level Parking for Private Modes' and 'Dynamic Parking Norms for Delhi'.

An online meeting was held online on Webex in the office of Addl. Commissioner (Plg.)-I on **24.02.2021 at 05:00 PM** regarding **'Multi-Level Parking for Private Modes'** and **'Dynamic Parking Norms for Delhi'** as prepared by DUAC. The agenda was to discuss the amendments required in MPD-2021 for formulation of policy for the same in Delhi.

The representatives of Local bodies could not attend the meeting and informed the proposals forwarded to them are under examination and the comments will be sent to DDA shortly.


However, a detailed discussion was held online with the officers of DUAC and it was informed by DUAC that the Dynamic Parking Norms by DUAC have been formulated based on the survey and within the stipulated timeline of 3 months assigned. The survey is mainly based on the questionnaire given in advance to Educational Institution, Housing Colonies and Government offices. The limited response received from these Use Categories was followed by a site survey which was done during COVID-19 pandemic and hence the figures received may not be reliable. However, the final proposal forwarded to DDA has taken into account the best practices followed in India and abroad.

Further, it was informed by Additional commissioner (Plg.) – I, that NIUA has adopted a methodology for determining the Parking Norms encompassing the overall mobility network of the city inclusive of Metro, Buses and NMT's and PTAL studies done for the city of Delhi. The detailed PTAL studies, the mapping to establish the level of accessibility of a particular Public Transport mode has been established. The other features like increasing the frequency of the modes and economics have been in-built in the Parking Policy and its norms.

After detailed deliberations, the following has been requested from DUAC,

- i. DUAC was requested to submit a background note on the proposed Dynamic Parking Norms so as to enable DDA to process the same and ensure that no contradictions in the norms being prepared under MPD-2041 vis-a-vis proposal of DUAC arise at a later stage.

- ii. DUAC was also requested to see whether flexibility could be in-built and differential norms could be prescribed for facilities such as Hospitals, schools by Government and Private Sector.
- iii. The request was also made to re-work the cess amount and increase it considerably so that it should act as a deterrent.
- iv. The comments on the Development Control Norms for MLCP formulated by DDA, may also be communicated. This is important considering the formulae for determining the Dynamic Parking Norms by DUAC has accounted for MLCP reduction in a big way.


 26/02/2021
 (Shikha Bhargava)
 Dy. Director (Plg.), MP & DC

Copy to:

1. Addl. Commr.(Plg.)-II, DDA
2. Addl. Commr.(Plg.)-III, DDA
3. Addl. Commr.(Plg.)-IV, DDA
4. Chief Town Planner, North DMC
5. Chief Town Planner, South DMC
6. Dir. (Plg.)- UTTIPEC
7. MPD Coordinator, NIUA
8. Officers from DUAC

Copy for Information to:

1. Member (Admin & LM)
2. Addl. Chief Architect, VC Office

दिल्ली नगर कला आयोग

कोर-6ए, यूजी एवं प्रथम तल भारत पर्यावास केन्द्र,
लोधी रोड, नई दिल्ली - 110003
(सांविधिक निकाय, आवासन और
शहरी कार्य मंत्रालय, भारत सरकार)

**DELHI URBAN ART COMMISSION**

CORE-6 A, UG & FIRST FLOOR, INDIA HABITAT CENTRE,
Lodhi Road, New Delhi - 110003
(A Statutory Body of Ministry of
Housing and Urban Affairs, Govt. of India)

No. 54(1)/2020-DUAC

March 5, 2021

Ms. Shikha Bhargava
Dy. Director (Plg.), MP& DC,
Delhi Development Authority
New Delhi.

Sub: Record Note on meeting held online on Webex on 24.02.2021 to discuss the various issues related to 'Multi-Level Parking for Private Modes' and 'Dynamic Parking Norms for Delhi'.

Sir,

Please refer to your letter no. PLG/MP/0003/2021/F-15/170 dated February 26, 2021 on the aforesaid subject. An appropriate reply on this matter is attached for your information.

Encl: as above

Yours faithfully,


(Ruby Kaushal)
Secretary

Reply in response to letter received from DDA dated 26.02.2021, with the subject: *Record Note of meeting held online on Webex on 24.02.2021 to discuss the various issues related to 'Multi-Level Parking for Private Modes' and Dynamic Parking Norms for Delhi*.

S.No.	Clarifications sought by DDA	DUAC Comments
1	DUAC was requested to submit a background note on the proposed Dynamic Parking Norms so as to enable DDA to process the same and ensure that no contradictions in the norms being prepared under MPD- 2041 vis-a-vis proposal of DUAC arise at a later stage	<p>(a) The background note on the proposed Dynamic Parking Norms is attached as ANNEXURE 'A'.</p> <p>(b) The proposed norms were formulated keeping MPD-2021 as the base, as MPD-2041 (being prepared by NIUA) is not yet in the public domain. Whether the document would conflict with MPD- 2041, can be determined by DDA as the draft Parking norms have been submitted by DUAC to DDA as per letter no. 54(I) 2020-DUAC dated 12.01.21. This may be sorted out by DDA and NIUA since NIUA was also party to the discussions when Secy MHUA called for a meeting to discuss the norms.</p>
2	DUAC was also requested to see whether flexibility could be in-built and differential norms could be prescribed for facilities such as Hospitals, schools by Government and Private Sector.	<p>a) The suggested norms for various categories have been drafted by DUAC after deliberation at various forums including meeting with stakeholders on 'Reviewing of Parking Norms for Delhi' held on Wednesday 21.10.2020 at the office of DUAC and Meeting held under the chairmanship of Secretary (MHUA), Ministry of Housing and Urban Affairs, Government of India on January 06,2021 at Nirman Bhawan.</p> <p>b) Any further modifications in the same may be examined by DDA.</p>
3	The request was also made to re-work the cess amount and increase it considerably so that it should act as a deterrent.	a) The cess amount for Pay-up-parking may be finalised by DDA as mentioned in Observation 4 (vi) in letter issued by MoHUA to DUAC dated December 12, 2020 which states that "Pay-up for parking cess for not providing the minimum number of required parking, should be specified by DDA upfront and

		<i>parallel to the requisite Master Plan amendments”.</i>
4	<p>The comments on the Development Control Norms for MLCP formulated by DDA, may also be communicated. This is important considering the formulae for determining the Dynamic Parking Norms by DUAC has accounted for MLCP reduction in a big way.</p>	<p>a) The MLCP deduction as per the draft norms submitted by DUAC takes into account the fact that MLCP is provided as a <i>Public parking facility</i> as per regulations laid down in MPD-2021. Any further modifications in the definition or value of MLCP may be taken from the prevailing Master Plan (at the date when the norms are notified).</p> <p>b) DUAC is of the view that MLCP to be designed primarily as Public parking facility to cater to the demand. Also, keeping the commercial component minimum would ensure that the facility is not adding to the parking problems in the vicinity as it attracts vehicular parking.</p> <p>c) Along with, the master plan should clearly state that the MLCP parking be such designed that Public parking and Commercial component are clearly segregated so that the commercial does not encroach on the public parking, which is the primary use of the MLCP.</p>

ANNEXURE A**Rationale for the study**

The Revised Parking Norms for Delhi were prepared by DUAC based on a request by the Ministry of Housing and Urban Affairs, GoI to examine the matter. Delhi boasts of a robust metro rail network connecting majority of the city. Also, last mile connectivity is provided by various transport modes including shared bicycle facilities, cab aggregators, feeder buses etc. Thus, Delhi has a well-established public transport in place which contributes in reducing the dependency on private vehicles and thereby promotes sustainable modes of transit including walking and biking, for better quality and environment of the city.

Thus, the need was felt to review and rationalise the parking norms for Delhi (within the plots) for effective functioning of Parking in the city, keeping in mind the current and future requirements of the city.

Study Methodology

A literature review was conducted to study the existing policy provisions and best practices (Indian and International including Pune, Mumbai, Chennai, London, Boston etc.) to gain clarity on the concept of parking provisions (within the plots).

Based on the understanding from the literature review site surveys were conducted for categories including Residential, Commercial, Public-Semi Public and Govt. Offices to assess the on-ground parking situation. After conducting the surveys, it was observed that the actual ground situation varies drastically (for some categories) from the specified norms in MPD-2021 and needs to be rationalised to make it more effective. Also, the parking norms as specified in MPD-2021 are a blanket norm applied universally across the broad landuses and need to be detailed depending on various attributes including Plot sizes, Site context, Distance to transit stations, Shared parking provisions etc.

Thus, a set of norms are formulated by DUAC to rationalise the existing parking norms (as per MPD-2021) and the same are supported by principles of

Metro deduction, MLCP deduction and Pay-up-parking-cess (as specified in detail in the draft document 'Revised Parking Norms for Delhi' by DUAC).

The draft policy for '*Revised Parking Norms for Delhi*' was discussed in a meeting held under the chairmanship of Secretary (MoHUA) dated 06.01.2021 where few changes were deliberated in the meeting. The final document, after incorporating the changes was then submitted by DUAC to DDA on 12.01.2021 vide letter no. 54(1) 2020-DUAC for further necessary action.

ANNEXURE -IV

दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY

DRAFT POLICY FOR DYNAMIC PARKING NORMS FOR DELHI

1.0 DEFINITIONS:

1.1 Metro deduction: If a property is located within a walkable distance from a Metro Station, the parking requirement within that property shall be reduced by a prescribed percentage viz. for properties located upto 500 m from a metro station, the deduction in parking within the plot shall be 30 percent of the parking norm and for properties located more than 500 m and less than 1000 m from a metro station, the deduction in parking within the plot shall be 15 percent of the parking norm.

1.2 MLCP deduction: If an MLCP is located within 1.0 km radius of any property, the parking requirement within that property shall be reduced by 10 percent.

1.3 Pay-up Parking Cess: A deduction of upto 30 percent of the total parking norm can be availed by paying a one-time compensatory amount per each ECS that has not been provided and shall be paid to the concerned local body as a Pay-up Parking Cess. This shall be used by the local body to develop public parking facilities.

1.4 Parking Norms: These are the number of parking spaces (ECS) that are to be provided for various landuses, as given in section 1.3 below.

1.5 ECS: This is the Equivalent Car Space that is to be provided.

2.0 APPLICABILITY

2.1 These revised parking norms shall become applicable on all sites/properties where construction has not yet begun, even if the plans have been approved by the concerned local body. In all such cases where the plans have already been approved, the properties may be developed with these revised norms and the concerned local body may be informed of the same in writing and no separate permission for the same is needed to be taken.

3.0 PARKING NORMS :

Clause as per MPD - 2021	Use Zones	Parking Norm		
		EXISTING (MPD 2021)	Revised by DUAC	Revised by DDA
4.4.3 (a)	Residential Plot- Plotted Housing	$250\text{m}^2 \leq \text{Plot area} \leq 300\text{m}^2$ parking @ 2.0 ECS	$250\text{m}^2 \leq \text{Plot area} \leq 300\text{m}^2$: Parking @ 2.0 ECS	$250\text{m}^2 \leq \text{Plot area} \leq 300\text{m}^2$ parking @ 2.0 ECS
		Plot area $\geq 300\text{m}^2$	Plot area $\geq 300\text{m}^2$	Plot area $\geq 300\text{m}^2$

		parking@ 1.0 ECS / 100 m ²	parking@ 1.0 ECS / 100 m ² + Metro Deduction	parking@ 1.0 ECS / 100 m ²
4.4.3 (b)	Residential Plot – Group Housing	<ul style="list-style-type: none"> • Parking @ 2.0 ECS / 100 m² of Built-up area • Parking @ 0.5 ECS / 100 m² Built-up area for EWS/ Service Personnel housing 	<ul style="list-style-type: none"> • If DU size >150m²: Parking @ 2.0 ECS per DU* • If 40m² ≤ DU area ≤ 150m²: Parking @ 1.0 ECS per DU* • If DU size ≥ 40m² : Parking @ 0.5 ECS per DU* + Metro Deduction + Pay-up for Parking Cess * DU size : Carpet Area	<ul style="list-style-type: none"> • Parking @ 2.0 ECS / 100 m² of Built-up area • Parking @ 0.5 ECS / 100 m² Built-up area for EWS/ Service Personnel housing <p>In case of Government Housing Projects, the parking norms shall be as per the applicable norms adopted in case of GPRA Colonies.</p>
4.4.3 (c)	Cluster Court Housing	Parking shall be provided as per group housing norms	Same as provided in 4.4.3 (b) Residential Plot - Group Housing	Same as provided in 4.4.3 (b) Residential Plot - Group Housing
4.4.3 (e)	Hostel / Guest House / Lodging & Boarding House / Dharamshala	Parking @ 2.0 ECS / 100 m ² of Built-up area	Parking @ 0.5 ECS/100m ² of Built-up area + Metro Deduction + MLCP deduction OR Pay-up for Parking Cess	Parking @ 0.5 ECS/100m ² of Built-up area + Metro Deduction
4.4.3 (f)	Night Shelter	Parking NIL, for plots measuring less than 500m ² of built-up area Parking @ 2.0 ECS for plots measuring more than 500m ² of built-up area	No parking is to be provided	No parking is to be provided
4.4.3 (h)	Studio Apartments	Parking @ 2.0 ECS / 100m ² of Built-up area	Parking @ 1.0 ECS/100m ² of Built-up area +	Parking @ 1.0 ECS/100m ² of Built-up area +

		Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.	Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Metro Deduction
4.4.3 (i)	State Bhawans/ State Guest houses	Parking @ 2.0 ECS / 100m ² of Built-up area	Parking @ 1.0 ECS/100m ² of Built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS/100m ² of Built-up area
Table 5.4	Convenience Shopping Centre / Local Shopping Centre / Local Level Commercial areas	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 5.4	Service Market	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100 m ² of built-up area
Table 5.4	Community Centre / Non-hierarchical Commercial Centre	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area
Table 5.4	District Centre/ Sub-Central Business District / Sub- City Level	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 3.0 ECS / 100 m ² of built-up area + Metro Deduction +	Parking @ 3.0 ECS / 100 m ² of built-up area + Metro Deduction +

	Commercial areas		MLCP Deduction OR Pay-up for Parking Cess	MLCP Deduction OR Pay-up for Parking Cess
Table 5.4	Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 5.4	Commercial Complex at Fire Brigade Lane and Janpath Lane	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 5.4	Hotels	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction
Table 5.4	Service Apartments	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction
Table 5.4	Asaf Ali Road (the area shown as commercial strip in Delhi)	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area +	Parking @ 2.0 ECS / 100m ² of built-up area +

	Gate - Ajmeri Gate scheme)		Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Metro Deduction + MLCP Deduction OR Pay- up for Parking Cess
Table 13.2	Hospital / Tertiary Health Care Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + Pay-up for Parking Cess
Table 13.2	Other Health Facilities a. Maternity Home Nursing Home / Polyclinic / Dispensary	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + Pay-up for Parking Cess
Table 13.2	Other Health Facilities' b. Family Welfare Centre Paediatric Centre Geriatric Centre Diagnostic Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + Pay-up for Parking Cess
Table 13.2	(a) Veterinary Hospital for pet animals and birds (b) Dispensary for pet animals and birds	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100m ² of built-up area + Pay-up for Parking Cess
Table 13.2	Medical College	As per norms of Medical Council of India (MCI) / Regulatory Body	@ 1.0 ECS / 100 m ² of Admin. Built-up area + Metro Deduction	@ 1.0 ECS / 100 m ² of Admin. Built-up area + Metro Deduction

			+ MLCP Deduction OR Pay-up for Parking Cess	+ MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Nursing and Paramedic Institute	Parking @ 2 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of Admin. Built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of Admin. Built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Veterinary Institute	As per norms of Medical Council of India / Regulatory Body	Parking @ 1.0 ECS / 100 m ² of Admin. Built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of Admin. Built-up area + Pay-up for Parking Cess
Table 13.2	Play School, Coaching Centre, Computer-Training Institute, physical Education Centre etc.	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Nursery School	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR	Parking @ 1.0 ECS / 100 m ² of built-up area + Pay-up for Parking Cess

			Pay-up for Parking Cess	
Table 13.2	Primary school	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of built-up area + Pay-up for Parking Cess
Table 13.4	Sr. Secondary School / Secondary School	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of built-up area + Pay-up for Parking Cess
Table 13.4	School for differently abled persons	Same as applicable for regular Primary & Secondary schools	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of built-up area
Table 13.6	Vocational Training Centre (ITI/Polytechnic / Vocational/ Training Institute/ Management Institute/ Teacher Training Institutes etc.) / Research and Development centre.	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess

Table 13.6	General College	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.6	Professional College (Technical)	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.6	University Campus including International Education Centre (IEC)	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.6	College	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Multipurpose Community Hall	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR

			Pay-up for Parking Cess	Pay-up for Parking Cess
Table 13.17	Banquet Hall	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100 m ² of built-up area + Pay-up for Parking Cess
Table 13.17	Community Recreational Club (Auditorium)	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Sharing Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Sharing Deduction OR Pay-up for Parking Cess
Table 13.17	Recreational Club	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Exhibition -cum - Fair Ground	Subject to statutory clearances	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Science Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction

			+ MLCP Deduction OR Pay-up for Parking Cess	+ MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	International Convention Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Socio-Cultural Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 8.2	District Court, Integrated Office Complex, Government Offices (Central / State Government / Local Bodies)	Parking @ 2.0 ECS / 100 m ² of built-up area	a) District Court - Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess b) For Integrated Office Complex, Government offices (Central / State Government / Local Bodies) - Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction	a) District Court - Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess b) For Integrated Office Complex, Government offices (Central / State Government / Local Bodies) - Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess

			OR Pay-up for Parking Cess	
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NOTE: In case of 'Special Areas' as per MPD-2021, the above norms shall be reduced by 50 percent.

AGENDA FOR TECHNICAL COMMITTEE

No.F.20(5)2019-MP

E-File No. PLG/MP/0012/2021/F-20/-AD(PLG-ZONE F(PT.))AP-I

Sub: Proposed change of land use of land measuring about 20416.67 sqm. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Planning Zone- 'F'.

1.0 BACKGROUND:

- 1.1 In compliance to the "Policy on in-Situ Redevelopment / Rehabilitation on PPP mode in Delhi to be adopted in DDA, 2018", Meetings were held in DDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
- 1.2 Competent Authority / V.C., DDA approved the in-situ rehabilitation/redevelopment on PPP mode for the J.J. Clusters at Taimoor Nagar dated 28.05.2019 and permission for processing change of land use has been granted by V.C./DDA vide letter no. F-2(13)/2019/PMAY/DDA/3407 dated 31.05.2019 as informed by C.E.(EZ)/DDA vide letter no. F13(40)Misc/Land/2018/19/DDA/1411 dated 08.07.2019.
- 1.3 The land use of the site under reference is 'Recreational' (District Park) as per ZDP of Zone- 'F' under MPD-2021. Therefore, the said proposal for change of land use of land measuring 32.660 sqm. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Planning Zone- 'F' was placed before the Technical Committee Meeting held on 22.02.2021 vide item no. 24/2021.

2.0 DECISION OF THE TECHNICAL COMMITTEE MEETING:

The decision of Technical Committee is reproduced as under:

The agenda was presented by Additional Commissioner (Plg)- III. After detailed deliberations, the Agenda item was deferred for re-examination and earmarking the exact area required for In situ development on the said cluster on PPP mode, based on the exact site conditions and TSS of the site, if required.

A Copy of the Agenda and decision of the Technical Committee is annexed as **Annexure – 'A'**.

3.0 EXAMINATION:

- 3.1 The site under reference falls in Sub Zone F-I of Planning Zone F and the same is earmarked as 'Recreational' (District Park) use as per the land use plan of ZDP of Zone- 'F' prepared under MPD-2021. (**Annexure- B**)
- 3.2 The layout plan of the said area is not available as per the office record. However, as per the layout plan titled as 'Taimoor Nagar Extn. (Zone F-1)' is available but does not show the site under reference. The site is approached through a road of varying width 6.7m to 8.7m which can be adjusted from drain side. (**Annexure-C**)

- 3.3 As a follow up for the Technical Committee decision, a Joint Site-Inspection for the site under reference was conducted on 01.03.2021 wherein officers of Housing, Planning, HUPW, Lands Department, Engineering, CMC and SDMC Department, were present. **(Annexure-D)**
- 3.4 The Consultant-Housing engaged for the project was requested to intimate the land required for rehabilitation of about 1100 households for the In-situ Slum Rehabilitation project at Taimoor Nagar. As per T.S.S. received from the consultant, the total area of the plot under reference is about 29606.54 sqm. **(Annexure- E)**
- 3.5 Also, as per consultant, for construction of 1100 EWS houses with other facilities required as per MPD provisions, 12250.00 sq. mtrs. of land will be required for rehabilitation. And by giving 60% land for Rehabilitation and 40% for remunerative purposes, 8166.67 sq. mtrs. will be required for a remunerative component. Hence, the total area for change of land use for this project is 20416.67 sq.m.
- 3.6 The remaining 9189.87 sq. mtrs. of land towards North-East of the site will be kept for green.
- 3.7 The land ownership / litigation status / 24(2) etc. status is yet to be confirmed by the concerned unit of Lands Department, DDA.

4.0 MPD 2021 PROVISIONS:

- 4.1 The guidelines / planning norms for the Rehabilitation of Slum & JJ Clusters, Resettlement Colonies, is stipulated under para 4.2.3.4 in Chapter-4 (Shelter). **(Annexure-F)**
- 4.2 As per the latest modification in the MPD-2021 vide gazette notification SO No. 4674(I) dt. 23.12.2020, under clause iii. of para 4.2.3.4, following phrase has been added:
...the maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse... **(Annexure-G)**
- 4.3 As far as the ROW of the abutting road and area of the proposed site for In-situ rehabilitation / redevelopment is concerned, according to point (i) of para 4.2.3.4 in Chapter-4(Shelter), the minimum plot size required is 2000 sqm (on a min. ROW of 9m). **(Annexure-F)**

5.0 (i) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 04.09.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Background note indicating the current situation / provisions;	In compliance to the "Policy on in-Situ Redevelopment / Rehabilitation on PPP mode in Delhi to be adopted in DDA, 2018", the Competent Authority approved

		the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar and granted permission for processing change of land use.
(ii)	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use for in-situ rehabilitation at Jailor Wala Bagh in Planning Zone-H.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before the Authority after the approval of Technical Committee, DDA.
(iv)	How and why the proposal was initiated;	As per pt. (i), above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	There is no negative impact on the population and environment. On the other hand, people living in the JJ Clusters will be rehabilitated in the In-Situ slum redevelopment project.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Short term – Project affected people of JJ Cluster will get rehabilitated at the same place. Long term – Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure & services
(vii)	How the proposal will benefit in the development and economic growth of the city;	Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure and services.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other development authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	In-Situ slum redevelopment is a public purpose project.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	As per the report of Housing Department of DDA, about 1100 households encroaching on the land will get rehabilitated at the same place.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposal is in consonance with the existing plans, laws, bye-laws, rules, etc. and is being processed as per section 11-A of Delhi Development Act, 1957.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has	It requires "change of land use" / modification in the MDP / ZDP-2021

	been taken to bring about such changes;	
(xiii)	Whether the departments/ organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The proposal is to be discussed in Technical Committee, DDA and Authority meeting of DDA in which the representative of concerned organizations are members.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned Officer presently dealing with this matter is Alka Arya, Director (Plg.), Zones F & NCRPB (AP-I), DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 011-23378167.

(ii) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land-owning agency?	Government Land (DDA).
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	In compliance to the "Policy on in-Situ Redevelopment / Rehabilitation on PPP mode in Delhi to be adopted in DDA, 2018", Meetings were held in DDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by the officers of Housing, Planning, HUPW, Lands, Engineering and Horticulture Departments along with Dir. (Plg) Zone-F & NCRPB. (Inspection report minutes attached as Annexure- D)
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will improve economic and living condition of people living in the surrounding areas.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general	No Law-and-Order issue is anticipated.

	public e.g. Law and order etc?	
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case has been brought to the knowledge of this unit.

(iii) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 17.06.2016:

Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring about 20416.67 sq.m. from "Recreational" (District Park) to "Residential" is Proposed in MPD-2021/ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	In compliance to the "Policy on in-Situ Redevelopment / Rehabilitation on PPP mode in Delhi to be adopted in DDA, 2018", Meetings were held in DDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered. The Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar and granted permission for further processing. As the proposed site falls in Recreational Use (District Park), thus the change of land use is proposed to be processed under section 11-A of DD Act, 1957.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The residents in the JJ Cluster area would be benefitted.
(iv)	How they are going to be benefitted from the proposed amendment/ change?	Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

6.0 PROPOSAL:

In view of above, it is proposed to change the land use of the land measuring about 20416.67 at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone- 'F' from 'Recreational' to 'Residential' as per following details:

Location	Area	Land use as per MPD-2021/ZDP of Zone-F	Land use changed to	Boundaries
1	2	3	4	5
JJ Cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Sub Zone F-1 of Planning Zone-F.	20416.67 sq.m	'Recreational' (District Park)	'Residential'	North: Mecra Bai Polytechnic College South: MCD Drain (Nallah) East: Recreational use zone as per MPD-2021 West: Taimoor Nagar

Note:

- The TSS of the area under reference is annexed as **Annexure-E**.
- The Zonal Development Plan of Zone- 'F' showing the tentative location of the site under reference is annexed as **Annexure-B**.

7.0 RECOMMENDATIONS:

The proposal as given in para 6.0 above is placed before the Technical Committee, DDA for consideration for processing the change of land use under section 11A of DDA Act 1957.

In meeting

Addl. Commr. (Plg.)- III

3 Total 31m
08/03/2021
Director (Plg.)
Zone-F & NCRPB

Kamraj
08/03/21
Planning Assistant
Zone-F

AGENDA FOR TECHNICAL COMMITTEE

No.F.20(5)2019-MP

E-File No. PLG/MP/0012/2021/F-20/-AD(PLG-ZONE F(PT.))AP-I

Sub: Proposed change of land use of land measuring about 32,660 sqm. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone-'F'.

1.0 BACKGROUND:

- 1.1 In compliance to the "Policy on in-Situ Redevelopment / Rehabilitation on PPP mode in Delhi to be adopted in DDA, 2018", Meetings were held in DDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
- 1.2 Competent Authority / V.C., DDA approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Clusters at Taimoor Nagar dated 28.05.2019 and permission for processing change of land use has been granted by V.C./DDA vide letter no. F-2(13)/2019/PMAY/DDA/3407 dated 31.05.2019 as informed by C.E.(EZ)/DDA vide letter no. F13(40)Misc/Land/2018/19/DDA/1411.
- 1.3 The land use of the site under reference is 'Recreational' (District Park) as per ZDP of Zone-'F' under MPD-2021. Therefore, the said proposal for change of land use of land measuring 32,660 sqm. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Planning Zone-'F' was placed before the Technical Committee Meeting held on 29.08.2019 vide item no. 29/TC/2019.

2.0 DECISION OF THE TECHNICAL COMMITTEE MEETING :

The Technical Committee decided the following after deliberations:

1. *It was observed that the configuration of the land for which CLU has been proposed needs to be ascertained as the proposed plot seemed to be inclusive of the area falling under drain existing at the site.*
2. *The feasibility of the site for in-situ redevelopment also needs to be ascertained as the drain on the site subject to backflow from the water of River Yamuna.*
3. *After detailed deliberation, the Technical Committee recommended the proposal contained in Para 3 of the agenda for processing the change of land use under points said above.*

A Copy of the Agenda and decision of the Technical Committee is annexed as **Annexure - 'A'**.

3.0 FOLLOW UP ACTION AS PER THE DECISION OF TECHNICAL COMMITTEE :

As follow up action to the decision of Technical Committee of DDA, the minutes of the meeting was forwarded to CE(EZ), DDA vide letter dated 07.10.2019 and also requested to provide the configuration of land and feasibility vide letter dated 26.05.2020.

In compliance, the feasibility report has been received from SE/ECC-2/EZ/DDA vide letters dated 23.06.2020 & 30.06.2020 which states that "the construction of above subject reference

EWS flats is feasible subject to the remedial measures to be taken in which case the construction cost may be more than the normal construction cost. The same remedial measures have been also suggested by EE EMD-S & EE EMD-7 vide their above reference letters dated 23.06.2020 & 30.06.2020". (Annexure- B & C)

4.0 EXAMINATION:

- 4.1 The site under reference falls in Sub Zone F-1 of Planning Zone F and the same is earmarked as 'Recreational' (District Park) use as per the land use plan of ZDP of Zone-'F' prepared under MPD-2021. (Annexure- D)
- 4.2 The layout plan of the said area is not available as per the office record. However, as per the layout plan titled as '*Taimoor Nagar Extn. (Zone F-1)*', the site under reference is abutting a road of 18 m ROW. (Annexure- E)
- 4.3 Joint Site-Inspection for the site under reference was conducted on 10.05.2019 wherein officers of Housing, Planning, HUPW, Lands Department, Engineering and Horticulture Department, were present and verbally informed that the site u/r is DDA land.
- 4.4 The total area of plot under reference as per the T.S.S. received from Engineering Division is about 32.659.67 sqm. (Annexure- F)
- 4.5 The land ownership / litigation status / 24(2) etc. status is yet to be confirmed by the concerned unit of Lands Department, DDA.

5.0 MPD 2021 PROVISIONS:

- 5.1 The guidelines / planning norms for the Rehabilitation of Slum & JJ Clusters, Resettlement Colonies, is stipulated under para 4.2.3.4 in Chapter-4 (Shelter). However, the said guideline / planning norms do not specify whether the in-situ rehabilitation / redevelopment pocket is permissible in all use zones including recreational use zone. (Annexure-G)
- 5.2 Similarly, in the 'Policy of In-Situ Redevelopment / Rehabilitation on PPP mode in Delhi to be adopted in DDA, 2018' no where it is mentioned about the permissibility of in-situ rehabilitation / redevelopment pocket w.r.t all use zones including recreational use zone. (Annexure- H)
- 5.3 However, as per the latest modification in the MPD-2021 vide gazette notification SO No. 4674(I) dt. 23.12.2020, under clause iii. of para 4.2.3.4, following phrase has been added:
...the maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse... (Annexure- I)
- 5.4 As far as the ROW of the abutting road and area of the proposed site for In-situ rehabilitation / redevelopment is concerned, according to point (i) of para 4.2.3.4 in Chapter-4(Shelter), the inimum plot size required is 2000 sqm (on a min. ROW of 9m) which has been full-filled. (Annexure- G)

6.0 (i) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 04.09.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Background note indicating the current situation & provisions;	In compliance to the "Policy on in-Situ Redevelopment / Rehabilitation on PPP mode in Delhi to be adopted in DDA, 2018", the Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar and granted permission for processing change of land use.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use for in-situ rehabilitation at Jailor Wala Bagh in Planning Zone-II.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before the Authority after the approval of Technical Committee, DDA.
(iv)	How and why the proposal was initiated;	As per pt. (i), above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	There is no negative impact on the population and environment. On the other hand, people living in the JJ Clusters will be rehabilitated in the In-Situ slum redevelopment project.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Short term – Project affected people of JJ Cluster will get rehabilitated at the same place. Long term – Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure & services
(vii)	How the proposal will benefit in the development and economic growth of the city;	Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure and services.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other development authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	In-Situ slum redevelopment is a public purpose project.
(x)	What is the number of people/ families/household likely to be affected by the proposed policy;	As per the report of Housing Department of DDA, about 1000 households encroaching on the land will get rehabilitated at the same place.

(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposal is in consonance with the existing plans, laws, bye-laws, rules, etc. and is being processed as per section 11-A of Delhi Development Act, 1957.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	It requires "change of land use" / modification in the MDP / ZDP-2021
(xiii)	Whether the departments/ organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The proposal is to be discussed in Technical Committee, DDA and Authority meeting of DDA in which the representative of concerned organizations are members.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned Officer presently dealing with this matter is Dr. K. Srirangan, Addl. Commr. (Plg.) III, Zones F & NCRPB (AP-I), DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 011-23378167.

(ii) **Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 07.04.15:**

S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government Land (DDA).
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	In compliance to the "Policy on in-Situ Redevelopment / Rehabilitation on PPP mode in Delhi to be adopted in DDA, 2018", Meetings were held in DDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by the officers of Housing, Planning, HUPW, Lands, Engineering and Horticulture Departments.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will improve economic and living condition of people living in the surrounding areas.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the	No negative impact is envisaged.

	changes are in consonance with the approved plans and policies?	
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case has been brought to the knowledge of this unit.

(iii) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 17.06.2016:

Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring about 32,660 sq.m. from "Recreational" (District Park) to "Residential" is Proposed in MPD-2021/ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	In compliance to the "Policy on in-Situ Redevelopment / Rehabilitation on PPP mode in Delhi to be adopted in IDDA, 2018", Meetings were held in IDDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered. The Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar and granted permission for further processing. As the proposed site falls in Recreational Use (District Park), thus the change of land use is proposed to be processed under section 11-A of DD Act, 1957.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The residents in the JJ Cluster area would be benefitted.
(iv)	How they are going to be benefitted from the proposed amendment/ change?	Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

7.0 PROPOSAL:

In view of above, it is proposed to change the land use of the land measuring about 32,660 sqm. at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone-'F' from 'Recreational' to 'Residential' as per following details:

Location	Area	Land use as per MPD-2021/ZDP of Zone-F	Land use changed to	Boundaries
1	2	3	4	5
JJ Cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Sub Zone F-1 of Planning Zone-F.	About 32,660 sq.m	'Recreational' (District Park)	'Residential'	North: Meera Bai Polytechnic College South: Nallah East: Recreational use zone as per MPD-2021 West : Eastern Avenue Road. (18m ROW)

Note:

- The TSS of the area under reference is annexed as **Annexure-F**.
- The Zonal Development Plan of Zone-'F' showing the tentative location of the site under reference is annexed as **Annexure-D**.

8.0 RECOMMENDATIONS:

In view of the proposal as given at para 7.0 is placed before the Technical Committee, DDA for deliberation and decision whether to process the change of landuse or not.

K. Kumar
17/02/2021
Addl. Commr.(Plg.)-III

S. Kumar
12/02/2021
Director (Plg.)/
Zone-F & NCRPB

A. Kumar
14/02/2021
Asstt. Dir.(Plg.)/
Zone-F & NCRPB



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi -110002

E-File No.- PLG/MP/0004/2021/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/157

Date : 24.02.2021

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2021 held on 22.02.2021.

The 3rd Technical Committee Meeting of DDA for the year 2021 was held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 22.02.2021 at 12:00 Noon**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul)
Addl. Commissioner (Plg.)-I 24/2/21

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative from IGL

Item No. 15/2021

Confirmation of the Minutes of 2nd Technical Committee meeting held on 27.01.2021
PLG/MP/0003/2021/F-1/-O/o D Y DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the 2nd Technical Committee held on 27.01.2021 were confirmed as circulated.

Item No. 16/2021

Proposal for planning permission for CNG Station on Private Land Khasra No. 38//14, Village Chandpur, Tehsil Kanjhwa, Delhi 110081 in view of notified regulations dated 08.03.2019.
PLG/LP/0004/2020/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 17/2021

Planning permission for CNG Station on Private Land Khasra no. 432, Village Roshanpura, Delhi.
PLG/LP/0002/2021/LIFSTN-O/O DD (PLG) LANDPOOLING (ZONEK-I,L)

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No.18/2021

Planning permission for CNG Station on Private Land Khasra no. 487/2, Village Tikri Kalan, Delhi.
PLG/LP/0005/2020/L/FSTN-O/O DD (PLG) LANDPOOLING (ZONEK-I,L)

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No.19/2021

Proposal for planning permission for CNG Station on Private Land Khasra No. 40//11, Village Pooth Khurd, Tehsil Narela, Delhi in view of notified regulations dated 08.03.2019.
PLG/LP/0001/2020/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the Agenda Item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020. Representative from IGL informed that requisite NOC from DTL has also been received for the HT Line which passes through the site.

Item No.20/2021

Proposal regarding inclusion of Affordable Rental Housing Complex (ARHC) Scheme in MPD-2021
PLG/MP/0004/2021/F-15/-O/o DY DIRECTOR (PLG) MP AND DC

The agenda was presented by Additional Commissioner (Plg.) - I. After detailed deliberations, the Agenda item was deferred for re-examination.

Magn

Item No.21/2021

Regarding extension of timeline for godowns in Non-conforming areas in Para 6.4.1.1 of MPD-2021

PLG/MP/0014/2020/F-3/-AD(PLG-MP AND DC)-III

The agenda was presented by Additional Commissioner (Plg.) - I. After detailed deliberations, the Agenda Item was recommended for further processing under Section- 11A of DD Act, 1957.

Item No.22/2021

Modification in MPD-2021 w.r.t. Development Control Norms of Multi Level Parking for private modes.

PLG/MP/0016/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC

The agenda was presented by Additional Commissioner (Plg.) - I. After detailed deliberations, the Agenda Item was deferred for re-examination.

Item No.23/2021

Planning permission for setting up CNG station on private land at Khasra No.146, Village Shahbad Daulatpur, Rohini in view of notified Regulations dated 08/03/2019.

PLG/MP/0002/2021/F-4/-O/o DY DIRECTOR (PLG)ROHINI

The agenda was presented by Director (Plg.), Rohini Project. After detailed deliberations, the Agenda Item was approved as per the General provisions approved in the 4th and 7th Technical Committee meeting of 2020.

Item No.24/2021

Proposed change of land use of land measuring about 32,660 sqm. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone-'F'.

PLG/MP/0012/2021/F-20/-AD(PLG-ZONE F(PT.))AP-I

The agenda was presented by Additional Commissioner (Plg.)-III. After detailed deliberations, the Agenda item was deferred for re-examination and earmarking the exact area required for In situ development on the said cluster on PPP mode, based on the exact site conditions and TSS of the site, if required.

The meeting ended with the vote of thanks to the chair.



ANNEXURE-I

List of participants of 3rd Technical Committee meeting for the year 2021 dated 22.02.2021.

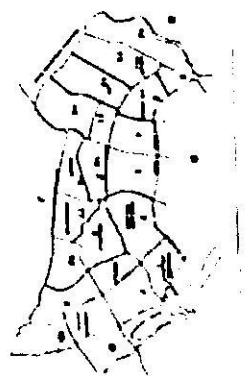
DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg)
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Plg.) -I
7. Addl. Chief Architect, VC Office
8. Addl. Commissioner (Plg.)-II
9. Addl. Commissioner (Plg.)-III
10. Addl. Commissioner (Plg.)-IV

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. Delhi Urban Art Commission
7. IGL

Sign



BY NAME

SITE UNDER REFERENCE

ZONE-0

ZONE-J
 (SOUTH DENSO - 3)

1-800-368-6276

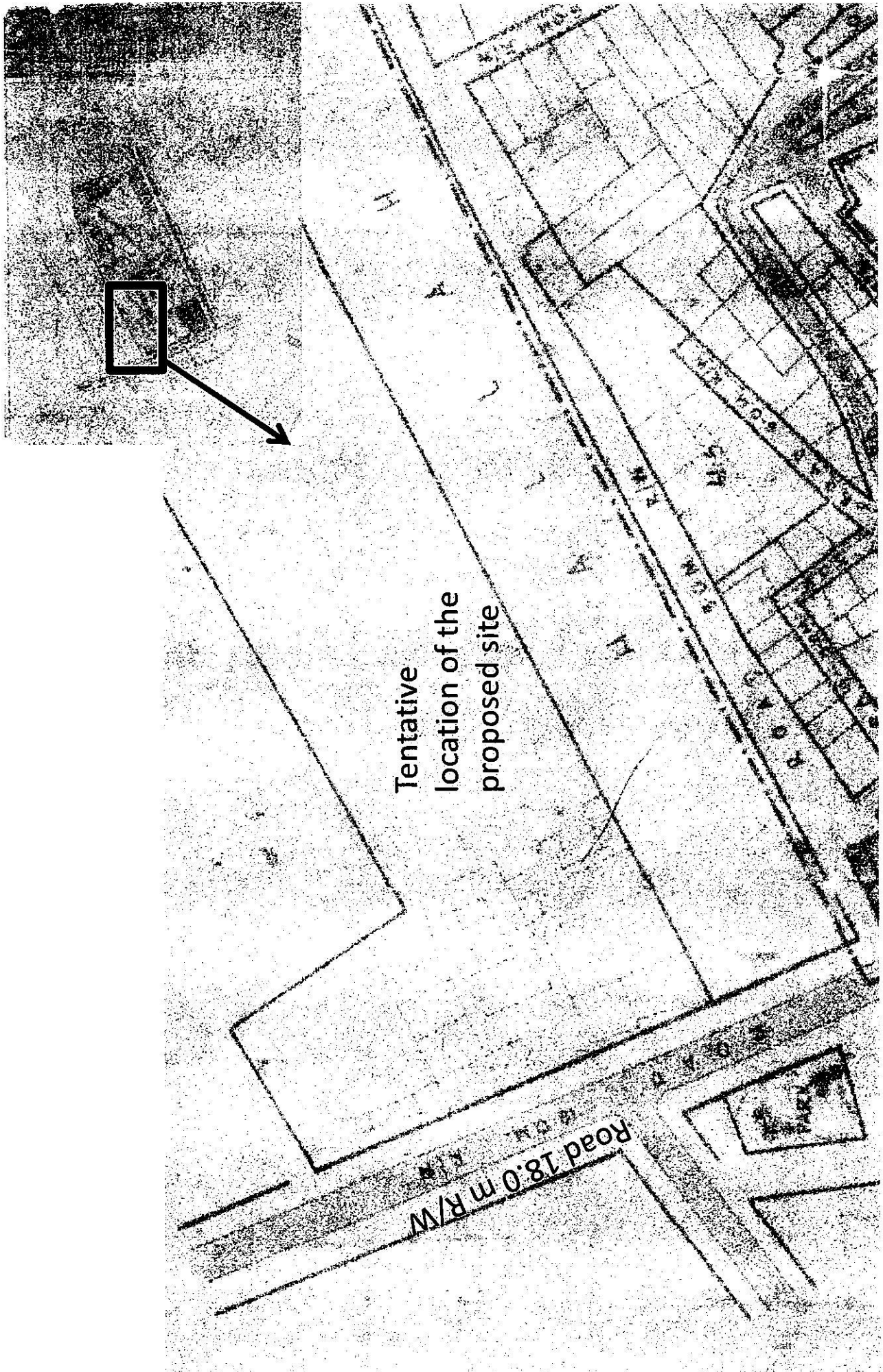
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LAURENCE VON FULDA (PULVER) INC. • 2

REGIONAL DEVELOPMENT PLAN OF
ZONES (PARTICULAR) 'F' (BOUTIN DELHI - 1)

④

DELHI DEVELOPMENT AUTHORITY



Part layout plan of Taimoor Nagar Extn.(Sub Zone F-1)



DELHI DEVELOPMENT AUTHORITY (दिल्ली विकास प्राधिकरण)
 AREA PLANNING, ZONE-F& NCRPB (क्षेत्रीय योजना इकाई, जोन-एफ एवं एन सी आर पी बी)
 4th FLOOR, VIKAS MINAR (चौथी मंजिल, विकास मीनार)
 NEW DELHI (नई दिल्ली) - 110002
 Tel. (दूरभाष): 011-23378397

Annexure - D

No. F20(050/2019/MP/D)-

Dated: 01.03.2021

विषय : Minutes of the meeting of the Joint Site Inspection held on 01.03.2021 (Monday) at 12 pm for processing Change of Land Use at for JJ In-situ redevelopment at Taimoor Nagar.

संदर्भ : F.20(05)/2019-MP/D-30 dated 25.02.2021

In reference of the above, the joint site inspection was attended by officers from SDMC, Office of Consultant for JJ In-situ scheme of Taimoor Nagar, Planning wing, HUPW, Land Management, Engineering and Office of Consultant (Housing)/JJ redevelopment, Attendance sheet enclosed as Annexure-I. Following is the report of joint site inspection and follow actions:

1. Land ownership details of the area of existing residential colony, JJ cluster, drain/approach road/surrounding areas to the site alongwith litigation status is to be provided by LM Department on top priority.
(Action-DD(LM), SZ,DDA)
2. Revised TSS including width of Road, drain, side entry through the drain, riverbed site development towards the east and surrounding areas with cleary demarcation of area under residential colony and JJ cluster, low laying area/ drains / slope to be provided by Engineering Dept urgently.
(Action-EE/ EMD-7/DDA)
3. Land ownership details of the land and drain under the jurisdiction of SDMC is also to be provided by SDMC.
(Action-SDMC)
4. Layout plan of the Area to be provided form HUPW/DDA.
(Action-HUPW/SZ)
5. Revised Area Calculations for Re component, In situ area, Green to be developed in the rest of the area are to provided alongwith schematic map to ascertain feasible location of green area, housing, topology etc by Consultant (JJ In-situ scheme & Consultant (JJ housing).

[Action- Consultant (JJ In-situ scheme & Consultant (JJ housing)]

अलका आर्य
 01/03/2021
 (अलका आर्य)

निदेशक(योजना) जोन- एफ एवं एन सी आर पी बी

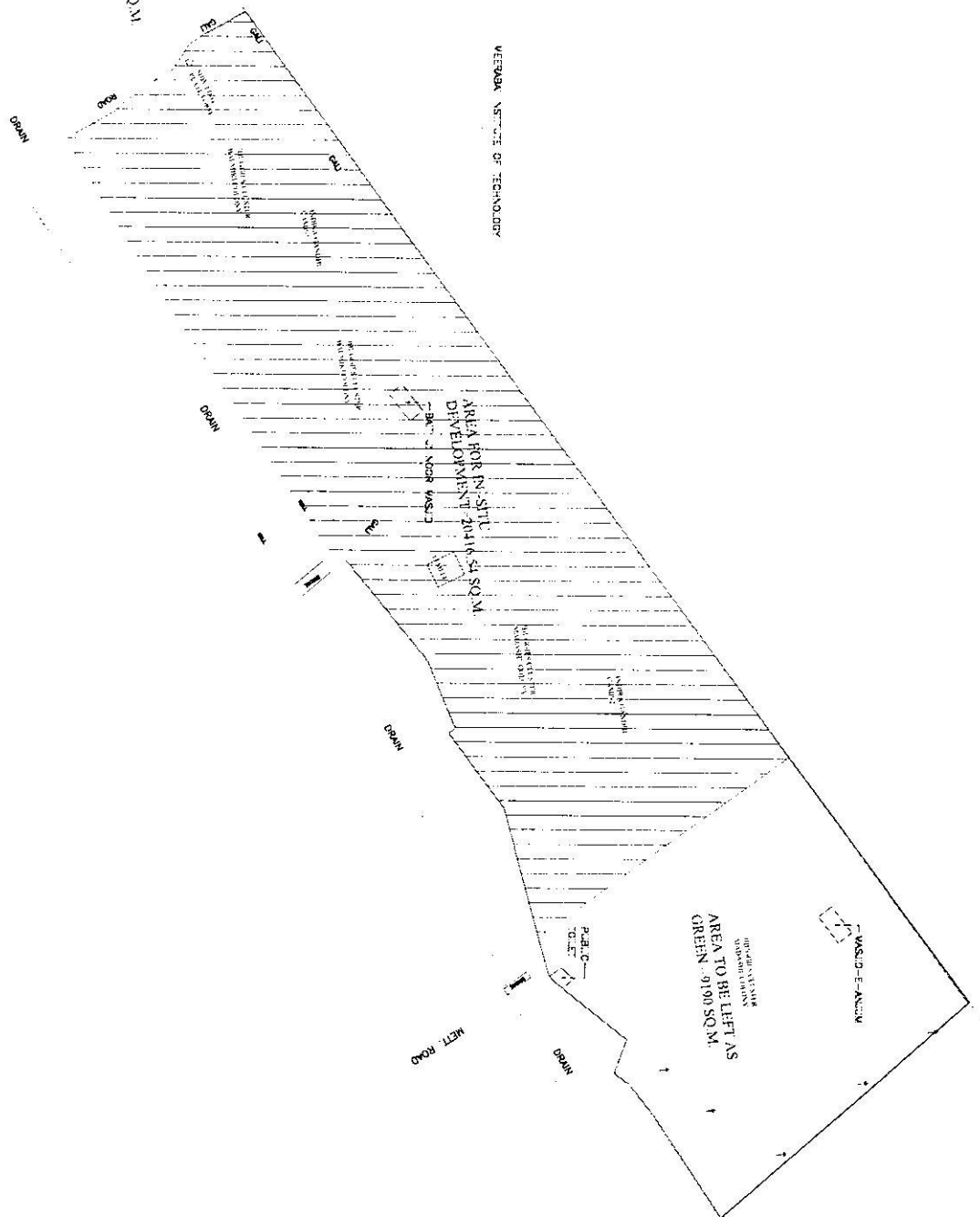
JOINT SITE INSPECTION

DATED. 01.03.2021

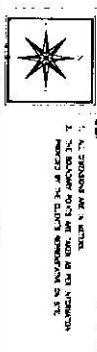
Subj: In compliance to the TC meeting held on 22.02.2021, regarding proposal for change of land use for the site measuring 32,600 sqm. approx for In-Situ redevelopment of JJ cluster at Indira Camp Bahari-2 and Indira Camp Part-2 at Taimoor Nagar, Delhi.

Ref: JOINT SITE INSPECTION NOTICE DATED 25.02.2021.

	NAME WITH DESIGNATION-AND DEPARTMENT	MOB. NUMBER	SIGNATURE
1.	Dr. K. SRIRAMAN, H.C (P.P.) TD DDA.		
2.	Ankit Kumar AD (Pg) Zone-f		
3.	Ajay Ahmed Ansari AD (Arch)/SZ HUPW DDA		
4.	Suresh Gupta Mittal AD (Arch)/SZ HUPW, DDA		
5.	AKA ARYA, Dir (Pg),		
6.	N.K. YADAV, A.E SDMC		
7.	Mohammad Yunus, JE, SDMC (yunusjmi@gmail.com)	9871900317	
8.	Ghansha Anya TE / DDA / EMD-8		
9.	Balkrishna Jaggamal - Director-CMC	Post Finance@CMCIndia.net	
10.	Soumya Jain - CMC		
11.	Devesh Chauhan - CMC		
12.	U.K. TRAGI EE / EMD-7 / DDA		
13.	Jagpal Singh N.Tch. / TM / SE-2		
14.	Anand Kumar Pat / LM / SE-2		
15.	Ms. Anir EMD-7 / DDA / E-2		



SCALE = 1 : 1000



DATE	12/09/2000
PROJECT NUMBER	2001000
SW. NO.	300171
SW. PLOT	300172
SWAMP PLOT	300173
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MPD-2021 modified upto 31/03/2020

encouraged as per the Redevelopment Guidelines given in para 4.2.3.4.

4.2.3.3 New Housing for Urban Poor

New housing should be in the form of one or two room units, which would be developed through public and private agencies and through Cooperative societies. As this category constitutes bulk of the housing stock that has to be catered at an affordable price to the lowest income bracket as housing for Economically Weaker Sections (EWS), this is often done by cross-subsidization.

For this purpose, adequate land would be earmarked for EWS housing. The developers of group housing shall ensure that minimum 1[15% of proposed FAR to be] constructed for Community-Service Personnel / EWS and lower income category.²[Employer Housing of Central Government, State Government and other Government Agencies are not required to 2[2% of proposed FAR or Dwelling Units for Community 3[Service Personnel / EWS and lower income category].] In old built up areas, this may be as redevelopment schemes or industrial housing, etc., whereas, in urban extensions, the acquisition and development cost of this land should be borne by rest of the project. Such reserved lands should be handed over to a designated agency for promoting housing for low income and weaker sections.

The pattern of EWS housing shall be such as to ensure optimal utilization of land in a sustainable manner. For that purpose, multi-storied housing will be the preferred option. Apart from mandatory provision for EWS housing in all group housing projects/ schemes, the primary responsibility for creating adequate stock of housing for urban poor shall be borne by public agencies.

4.2.3.4 Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation / Relocation - In-situ Up-gradation / Rehabilitation of Slum & JJ Clusters, Resettlement Colonies, ³[schemes for rehabilitation of project-affected persons" and Unsafe Buildings"⁴] ⁴[and EWS public housing schemes]

¹ Modified vide S.O. 1215 (E) dated 13-05-2013

² Added vide S.O. 1277(E) dated 19-05-2009

³ Added vide S.O. 2894(E) dated 23-09-2013 and modified vide S.O. 2895(E) dated 23-09-2013

⁴ Added vide S.O. 2895(E) dated 23-09-2013

The ¹[the participating agency, cooperative bank, concerned] should work out schemes for collective community rehabilitation/relocation and explore the possibility of involving private sector/shm cooperatives. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Shm & J Rehabilitation Scheme ²[operated for the purpose of providing shelter to the poor and low income families in the urban areas] ³and the guidelines for the same.]

The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these guidelines at the time of preparation of new schemes is essential. Group housing norms shall be applicable with the following conditions:

- (i) ⁴[Minimum plot size 2000 sqm (or a min. G.A. of 9m).] ⁵[In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10%.]
- (ii) Maximum ⁶[400 DUs/ha] on residential component of the land.
- (iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land ⁷[including together i.e., Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the project scheme] and FAR on the remunerative component of the land shall be as applicable for the relevant land use.
- (iv) Mixed land use / commercial component ⁸[including all commercial activities as permitted under Table 5.1 of Chapter 5] up to 10% of permissible FAR in the residential component of the land. ⁹[In addition ¹⁰{to the above}, 10% of the permissible FAR ¹¹{may} be permitted for home based economic activities (i.e., Group A Household Industries as given in Annexure I of Chapter 7) to the beneficiaries of the project/ scheme.] ¹²[All the commercial activities shall be permissible irrespective of the land use subject to all statutory clearances and shall in no case compromise with the basic community needs and infrastructure facilities required to be provided as per MPD-2011.]

¹⁻⁴ Modified vide S.O. 2894(E) dated 23-09-2013

⁵⁻⁷ Added vide S.O. 2895 (E) dated 23-09-2013

⁸⁻¹² Added vide S.O. 475 (E) dated 28-01-2019

- (v) Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme.
- (vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.
- (vii) Area of dwelling unit for ¹[EWS or rehabilitation shall be minimum 45 sqm and max. 40 sq. mt. and room sizes as per IS: 9834.]
- (viii) ²[Common parking is to be provided for residential component at 0.5 ECS per 100 sqm of floor area which can be relaxed wherever required. Parking for remunerative purposes shall be as applicable for the relevant land use.]
- (ix) No restriction on ground coverage (except set backs)
- (x) Schemes shall be approved by concerned local body.
- (xi) Schemes / designs should be compatible for ³[differently-abled persons].
- (xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.
- (xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.

¹[Note:

- a. Unsafe buildings are to be determined by the statutory competent authority.
 - b. In case of Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings, this will only be applicable for those schemes wherein these guidelines are adopted. Disposal and eligibility for allotment of the built flats/plots for Schemes for Rehabilitation of Project affected Persons & Unsafe Buildings shall be governed by the separate policy already formulated or yet to be framed by the Housing & Lands Departments of BDA.]
- ²[Shm & JJ Clusters on plots smaller than 2000 sqm be relocated instead of taking up in-situ rehabilitation as per the above-cited guidelines.]

4.3 NIGHT SHELTER

⁴[The provision of night shelters is envisaged to cater to the shelterless, which should be provided as per requirements, and should be identified keeping in view major work centres. Special provisions should be made for the homeless, women

¹ Added vide S.O. 2894(E) dated 23-09-2013
² Added vide S.O. 2895(E) dated 23-09-2013
³ Added vide S.O. 3173(E) dated 12-12-2014
⁴ Added vide S.O. 2894(E) dated 23-09-2013



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असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 4111]
No. 4111]

नई दिल्ली, बुधवार, दिसम्बर 23, 2020/पौष 2, 1942
NEW DELHI, WEDNESDAY, DECEMBER 23, 2020/PAUSHA 2, 1942

आवासन और शहरी कार्य मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 23 दिसम्बर, 2020

का.आ. 4674(अ).—जबकि दिल्ली-2021 के मास्टर प्लान में कुछ संशोधन करने के लिए उसके समीक्षा कार्य के रूप में केंद्र सरकार ने प्रस्ताव किया था, दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 11-क की उप-धारा (3) की अपेक्षानुसार कथित मोरिस की निधि से पैमानेय दिन के भीतर आपनियों/मजानों आमंत्रित करने हुए उक्त अधिनियम की धारा 44 के प्रावधानों के अनुसार दिल्ली विकास प्राधिकरण द्वारा भारत के राजपत्र, असाधारण में सार्वजनिक सूचना दिनांक 31.07.2020 के का.आ. नं. 2556 (अ) के रूप में प्रकाशित किए गए थे।

2. जबकि, प्रस्तावित संशोधन के संबंध में प्राप्त आपनियों/मजानों पर दिल्ली विकास प्राधिकरण द्वारा स्थापित जांच और मतवाई बोर्ड द्वारा विचार कर लिया गया है और दिल्ली विकास प्राधिकरण की बैठक में अनुमोदित किए गए हैं।

3. जबकि, केंद्र सरकार ने मामले के सभी पक्षों पर ध्यानपूर्वक विचार करने के पश्चात् दिल्ली-2021 के मास्टर प्लान में संशोधन करने का निर्णय लिया है।

4. इसलिए, अब, केंद्र सरकार, कथित अधिनियम की धारा 11-क की उप-धारा (2) के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए भारत के राजपत्र में इस अधिसूचना के प्रकाशन की निधि में दिल्ली-2021 के मास्टर प्लान में निम्नलिखित संशोधन करती है।

संशोधन:

एमपीडी 2021 में प्रावधान	
अध्याय 4.0 आश्रय का पैरा 4.2.3.4	
वर्तमान प्रावधान	प्रस्तावित संशोधन
iii) स्कीम, भूमि के आवासीय घटक (जिसमें सुविधा अर्थात् परियोजना/स्कीम के अंतर्गत बसी हुई जनसंख्या के आधार पर अध्याय 3 की तालिका 3.3 में संकेतित स्तर हेतु सुविधा शामिल है) पर संपूर्ण अधिकतम 400 के एफएआर सहित संयुक्त रूप से डिज़ाइन की जानी चाहिए और एफएआर भूमि के लाभकारी घटक पर उतना ही लागू होगा जितना संगत भूमि उपयोग पर लागू है।	iii) स्कीम, भूमि के आवासीय घटक (जिसमें सुविधा अर्थात् परियोजना/स्कीम के अंतर्गत बसी हुई जनसंख्या के आधार पर अध्याय 3 की तालिका 3.3 में संकेतित स्तर हेतु सुविधा शामिल है) पर संपूर्ण अधिकतम 400 के एफएआर सहित संयुक्त रूप से डिज़ाइन की जानी चाहिए। भूमि के लाभकारी घटक पर अधिकतम 300 एफएआर भूमि उपयोग के बावजूद लागू होगा। लाभकारी घटक में संपूर्ण 300 एफएआर के अंतर्गत विकासकर्ता संस्था द्वारा यथाप्रस्तावित किसी उपयोग/मिश्रित उपयोग को एमपीडी प्रावधानों के अनुसार अनुमति दी जाएगी। यदि विकासकर्ता संस्था मिश्रित उपयोग का प्रस्ताव करती है, तो विशेष उपयोग के लिए उपयोग किए गए एफएआर पार्किंग और अन्य विकास नियंत्रण मानदंड यथाअनुपात आधार पर लागू होंगे।

[फा. सं. के-12011/5/2020-डीडी-1]

उपेंद्र कुमार तिवारी, अवर सचिव

MINISTRY OF HOUSING AND URBAN AFFAIRS

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 23rd December, 2020

S.O. 4674(E). -Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice S.O. 2556 (E) dt. 31.07.2020 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 forty five days from the date of the said notice.

2. Whereas, 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 and also approved at the meeting of the Delhi Development Authority.

3. Whereas, the Central Government has, after carefully considering all aspect 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 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 :

Provision in MPD - 2021	
Para 4.2.3.4 of Chapter 4.0 Shelter	
Existing Provisions	Proposed Amendments/Modifications
<p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land [(including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project scheme)] and FAR on the remunerative component of land shall be as applicable for the relevant land use.</p>	<p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project scheme).</p> <p><i>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the land use.</i></p> <p><i>Any use/ mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</i></p> <p><i>In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilized for the particular use.</i></p>

[F. No. K-12011/5/2020-DD-I]

UPENDRA KUMAR TIWARI, Under Secy.