



DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION) PUBLIC NOTICE

New Delhi, the 18th April, 2013

The following modifications which the Central Government/Delhi Development Authority proposes to make in the Master Plan for Delhi (MPD)-2021, as part of its review, under Section 11-A of the Delhi Development Act, 1957, are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of forty five days from the date of this Notice. The person making the objection or suggestion should also give their name, complete address with pin code, phone number, fax number, mobile number and email id.

Modifications :

CHAPTER - INTRODUCTION

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3

Major Highlights of the Plan, S. No. 20, (a) Land Policy

1.	The land policy would be based on the optimum utilisation of available resources, both, public and private in land assembly, development and housing.	The land policy based on the optimum utilisation of available resources, both, public and private in land assembly, development and housing to be as per Chapter 19.0.
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CHAPTER 3.0 - DELHI URBAN AREA

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3

Para 3.2

1.	... The immediate urban extension could be in the zones of J to L, N & P (I&II). The land required for urban extension, will have to be assembled for planned development. Considering the The immediate urban extension could be in the zones of J to L, N & P (I&II). <i>In order to accomo-date the additional population, the land required for urban extension, will have to be assembled for planned development as per the land policy given in Chapter 19.0.</i> Considering the...
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CHAPTER 19.0 - LAND POLICY

19.0 LAND POLICY

The large scale Land Acquisition, Development and Disposal Policy of Delhi approved in 1961 is still in operation. However, land acquisition and planned development has not kept pace with the increasing demands of urbanisation during the last five decades. Moreover, the process of acquisition is increasingly challenged by land owners due to low compensation as compared to the market value. Therefore, the new land policy is based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the designated Land Pooling Agency, which later transfers the ownership of the part of land back to the land owners for undertaking of development for such areas. The policy is applicable in the proposed urbanisable areas of the Urban Extensions for which Zonal Plans have been approved.

19.1 Guiding Principles

- Government / DDA to act as a facilitator with minimum intervention to facilitate and speed up integrated planned development.
- A land owner, or a group of land owners (who have grouped together of their own volition/will for this purpose) or a developer, hereinafter referred to as the "Developer Entity", shall be permitted to pool land for unified planning, servicing and subdivision / share of the land for development as per prescribed norms and guidelines.
- Each landowner to get an equitable return irrespective of land uses assigned to their land in the Zonal Development Plan (ZDP) with minimum displacement.
- To ensure speedy development of Master Plan Roads and other essential Physical & Social Infrastructure and Recreational areas.
- To ensure inclusive development by adequate provision of EWS and other housing as per Shelter Policy of the Master Plan.

19.2 Role of DDA/Government

- Declaration of areas under land pooling and preparation of Layout Plans and Sector Plans based on the availability of physical infrastructure.
- Superimposition of Revenue maps on the approved Zonal plans.
- Time bound development of identified land with Master Plan Roads, provision of Physical Infrastructure such as Water Supply, Sewerage and Drainage, provision of Social Infrastructure and Traffic and Transportation Infrastructure including Metro Corridors.
- DDA shall be responsible for external development in a time bound manner.
- Acquisition of left out land pockets in a time bound manner.

19.3 Role of the Developer Entity (DE)

- Assembly and surrender of land as per policy in the prescribed time frame.
- Preparation of the layout plans/detailed plans as per the provisions of Master Plan and the policy.
- Demarcate all the roads as per Layout Plan and Sector Plan and get the same verified from the concerned Authority within the assembled area and seek approval of layout plans/detailed plans from the DDA.
- Develop Sector Roads/Internal Roads/ Infrastructure/Services (including water supply lines, power supply, rain water harvesting, STP, WTP etc.) falling in its share of the land.
- Return of the prescribed built up space/ Dwelling Units for EWS/LIG Housing Component to the DDA as per the policy.
- Timely completion of development and its maintenance with all the neighborhood level facilities i.e. open spaces, roads and services till the area is handed over to the Municipal Corporation concerned for maintenance. The deficiency charges if any, shall be borne by the DE at the time of handing over of the services to the Corporation.

19.4 Land Use Distribution

19.4.1 The Land Use distribution at the city level for the urbanisable areas in the urban extension to be adopted for this policy is as under:

- Gross Residential : 53%. (For every 1000 ha of Land pooled, the gross residential distribution provides approximately 50,000 DU's for EWS housing.)
- Commercial : 5%
- Industrial : 4%
- Recreational : 16%
- Public & Semi - Public Facilities : 10%
- Roads & Circulation : 12%

19.4.2 The Recreational Land Use does not include green areas within the various gross land use categories.

19.4.3 The share of city level remunerative land to be retained by DDA shall depend on the categories/size of land pooled under this policy. DDA's share in Residential land shall vary between 0-13%, Commercial Land shall vary between 0-5% and entire Industrial land of 4% shall be retained by DDA.

19.5 Norms for Land Assembly/Land Pooling

The Land Pooling Model proposed for land assembly & development with Developer Entities are as follows:

- The two categories of land pooling are Category I for 20 Ha and above and Category II for 3 Ha to less than 20 Ha.
- The land returned to Developer Entity (DE) in Category I (20 Ha and above) will be 60% and land retained by DDA 40%.
- The Land returned to Developer Entity (DE) in Category II (3 Ha to less than 20 Ha) will be 40% and land retained by DDA 60%.
- The distribution of land returned to DE (60%) in terms of land use in Category I will be 53% Gross residential, 2% City Level Public/Semi-Public and 5% City Level Commercial. The distribution of land returned to DE (40%) in terms of land use in Category II will be entire 40% as Gross residential.

Table 19.2 : Land Assembly & Pooling Model

Category of Land Assembly (Ha)	Land Returned to DE	Land Retained by DDA	Land Returned to Developer Entity									Total BUA	Max Population			
			Gross Residential			City Level Commercial			City Level PSP							
			Land (Net Land)		Built Up Area* (Ha)		Land		BUA		Land			BUA		
			%	Ha	Resi. BUA	Facilities BUA	%	Ha	Ha	Ha	%			Ha	Ha	
20 Ha & above-	12Ha (60%)	8Ha (40%)	53	10.6 (5.83)	26.8	3.18***	5	1.0	2.5	2	0.4	1.0	33.48	10600**		
3-under 20 Ha-	1.2 Ha (40%)	1.8 Ha (60%)	40	1.2 (0.66)	3.03	0.36***	-	-	-	-	-	-	3.39	1200**		

~ Land Pooled for the illustrative example is assumed at 20 Ha for Category 1 and 3 Ha for Category II.

* Residential BUA includes 15% of BUA for EWS Housing amounting to 3.48 Ha

** Calculated on maximum density of 1000 persons per hectare of gross residential land.

*** Calculated as epr MPD 2021 norms of 3 sqm per person for facilities.

19.6 Development Control Norms

- Development Control Norms under the policy will be:
 - Residential FAR 400 for Group Housing to be applicable on net residential land which is exclusive of the 15% FAR reserved for EWS Housing. Net Residential land to be a maximum of 55% of Gross Residential land.
 - FAR for City Level Commercial and City Level PSP to be 250.
- Sub-division of gross residential areas and provision of facilities (local and city level) shall be as per MPD 2021.
- Local level facilities to commensurate with Gross Residential Density of 800-1000 pph.

19.7 Other terms and conditions

- Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. In case of fragmented land holdings coming forward for Land Pooling in the same Planning Zone, land shall be returned in the vicinity of the largest land holding within the same zone.
- EWS Housing unit size to be ranging between 32-40 sqm.
- 50% of EWS Housing Stock to be retained by DE for regulated sale for Community Service Personnel and the remaining 50% to be sold to DDA at base cost of Rs 2000/sq. ft. which shall be enhanced as per CPWD escalation index at the time of actual handing over.
- The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Government / DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements.
- The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.
- External Development Charges and any other development charges incurred for the city infrastructure shall be payable by the DE on actual cost incurred by DDA.

19.8 Framework for Implementation of the Policy

- The detailed regulations for operationalisation of the Land Pooling Policy including process and timeframe for participation shall be framed separately in a time bound manner. In order to make the Policy people friendly and transparent, the detailed regulations shall be put up in Public domain for inviting views of the stakeholders giving 30 days time in the newspapers and website since it involves development through participation.
- Creation of a dedicated Unit in DDA for dealing with approvals of Land Pooling applications. The option of outsourcing of the scrutiny for legality of applications and online submission of building plans to experts may also be considered.
- For expediting the implementation of the Land Pooling Policy, area to be declared as development area of DDA and the Single Window Clearance concept wherein all the agencies responsible for giving time bound clearances will meet regularly as per notified time lines at a designated place. The composition of the Cell to be notified with the approval of the Competent Authority indicating powers, functions and responsibilities of designated members of the Cell.

2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director (Master Plan), 6th Floor, Vikas Minar, Delhi Development Authority, IP Estate, New Delhi-110002 on all working days during the period referred above.

File No. : F.3(53)2003/MP

Dated : 18-04-2013

Place : New Delhi

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Commissioner-cum-Secretary,
Delhi Development Authority

Please visit DDA Website - www.dda.org.in