

**PUBLIC NOTICE**

The following modifications which the Delhi Development Authority/ Central Government proposes to make to the Master Plan for Delhi-2021, under Section-11(A) of Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objection/suggestions 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 issue of this Notice. The person making the objections or suggestions should also give his/her name, address and telephone/ contact number(s) which should be readable.

**Modifications:** The Para wise modifications to the relevant paras of chapter 19.0 of Land Policy of MPD 2021 are as under

S.No.	Existing Provisions	Proposed Modifications
1.	<b>19.0 LAND POLICY</b> 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 <b>transfer</b> of ownership rights to the designated Land Pooling Agency, which <b>later transfers the ownership of the part of land back to the land owners</b> for undertaking of development for such areas.	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 <b>surrender</b> of ownership rights to the designated Land Pooling Agency, which <b>after reconstitution of surrendered land returns the land share back to land owners which may form part of the original plot or a parcel of land carved out within a land pool</b> for undertaking development of such areas.
2.	<b>19.1 Role of DDA/ Government</b> i. Acquisition of <b>left out land pockets in a time bound manner</b> shall <b>only</b> be taken up <b>wherever the persons are not coming forward to participate in development through land pooling.</b>	i. Acquisition of <b>any land which is required for effectuating land pooling in any zone and which has not been offered for land pooling</b> shall be taken up in accordance with law.
3.	<b>19.6 Development Control Norms:</b> i. Development Control Norms under the policy are: a. 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.	a. Residential FAR 400 for Group Housing ( <b>max permissible FAR of 450 in case of availing additional FAR through Transferable Development Rights</b> ) 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.
	ii. Tradable FAR is allowed for development. However, in case of residential use, tradable FAR can only be transferred to another DE in the same planning Zones having approval/licence of projects more than 20 Ha.	iv. Owner of a land whose size is less than 2 ha and which land is essential for infrastructure development in a particular sector, may otherwise be considered for issuance of Transferable of Development Rights @ 150 FAR in respect of such land provided such land and all rights therein are surrendered in whole to the Land Pooling Agency. The FAR as per Transfer of Development Rights (TDR) shall be transferable only to a DE having Approval/ license on a final plot of not less than 2 ha. in the residential pockets of the same zone in which such land is situated.
	v. No provision	v. Amalgamation and subdivision of city level public semi-public plots & commercial plots shall be allowed. On the amalgamated/ subdivided plots, minimum area requirements/norms of Master Plan shall be applicable for development of any use premise.
4	<b>19.7 Other terms and conditions</b> i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, <b>development along TOD corridors in these areas will be as per TOD policy.</b>	i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, <b>development along Influence Zone of the MRTS and Major Public Transport Corridors in area designated under land pooling shall be as per Master Plan in designated Facility corridors.</b>
	ii. 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.	ii. 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 <b>subject to land availability failing which within a distance of not more than five kilometres provided all the fragmented land holdings are within a radius of 5 kilometres within one zone.</b>

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

**File No. F3(53)2003-MP**  
Dated: 28.11.2014  
Place: New Delhi

**Sd/-**  
**(BRIJESH KUMAR MISHRA)**  
Commissioner-Cum-Secretary,  
Delhi Development Authority