



SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE CHIEF ENGINEER (BULLDING) HQ

Dr. Shyama Prasad Mukherjee Civic Centre, E-1 Block (9th Floor),
Jawaharlal Nehru Marg, New Delhi-110 002

No.

Dated : 07/07/2021

CIRCULAR

Sub : **FAR on the Land Surrendered for Road Widening etc.**

In Chapter 4 & 6 of MPD-2021, it has been specifically mentioned that in case of surrender of land for road widening, the FAR for gross plot shall be permissible. Therefore, in suppression of all earlier office orders/circulars issued on the subject and keeping in view the spirit of Ease of Doing Business for construction permits, henceforth the following process shall be adopted for granting the FAR on gross plot area wherever the plot is affected under road widening :

- i) The applicant may claim FAR on the gross plot area subject to the condition that he/she will hand over the land to road owning agency during construction and before applying for occupancy-cum-completion certificate.
- ii) The applicant shall submit an undertaking that he wants to avail the benefit of FAR on gross plot in lieu of that he is ready to surrender the land affected under road widening free of cost without any compensation or the acquisition proceedings, as per the format attached mentioning therein that he will hand over the land as and when asked for road widening free of cost to the road owning agency, but before applying for occupancy-cum-completion certificate.
- iii) The applicant shall also undertake that till such time the land is handed over, he/she will maintain the proposed affected land under road widening as open/green and shall be responsible for any encroachment/misuse on the said land, and not create any third-party rights, failing which, SDMC shall be at liberty to revoke the sanctioned building plan.
- iv) SDMC will communicate the concerned road owning agency regarding handing over/taking over of land for road widening free of cost as the applicant has availed the benefit of FAR on the said land and has agreed to hand over the same free of cost to the road owning agency, without any compensation or the acquisition proceedings.

This issues with the approval of the competent authority.

Encl : as above

(R.K. SHARMA)
Chief Engineer (Bldg.) HQ

Distribution :

1. Engineer-in-Chief, SDMC
2. Chief Law Officer, SDMC
3. Chief Town Planer, SDMC
4. All Zonal Dy. Commissioners, SDMC
5. Dy. Commissioner (Land & Estate), SDMC
6. Chief Engineer (Bldg.) HQ, SDMC
7. S.E. (Bldg.) HQ, SDMC
8. All Zonal SEs, SDMC
9. All Zonal EEs (Bldg.)/Maintenance, SDMC
10. A.O.(IT) : for uploading the Circular on the Website of three DMCs

Copy to :

- i) PS to Commissioner, SDMC : for kind information of Commissioner
- ii) All Addl. Commissioners, SDMC
- iii) E-in-C (PWD), GNCTD, MSO Building (12th Floor), IP Estate, New Delhi.
- iv) CGM (Delhi Division), NHAI, G-5&6, Sector-10, Dwarka, New Delhi.


CHIEF ENGINEER (BLDG.) HQ

AFFIDAVIT / UNDERTAKING

I / We, _____ S/o. _____ R/o. _____ solemnly affirm and declare as under :-

- i. That our plot is affected under proposed road widening as per Layout/ Zonal Plan /Master Plan Road and want to avail the benefit of FAR on the gross plot area.
- ii. That I / we undertake that the land affected under road widening shall be hand over to the road owning agency during the course of construction and before applying for occupancy-cum-completion certificate.
- iii. That I / we undertake that till such time the land is handed over to the concerned road owning agency, I / we shall maintain the affected land under road widening as open / green and shall be responsible for any encroachment / misuse on the said land, and not create any third-party rights., failing which, SDMC may be at liberty to revoke the sanctioned building plan.
- iv. That I / we hand over the land affected in road widening free of cost to the road owning agency as and when asked for, free of cost without any compensation or any acquisition proceedings.
- v. That I / we shall hand over the land affected under road widening to the concerned road owning agency before applying for occupancy-cum-completion certificate.
- vi. That I will abide by all the terms and conditions of south Delhi Municipal Corporation as prescribed from time to time.
- vii. That in case of any discrepancy or issue, SDMC shall not be held responsible and shall be kept harmless in case any dispute arises in future, under any circumstances.

Deponent(s)

Verification

I/We, the above named deponent(s), do hereby verify at Delhi / New Delhi on this ____ day of _____ that contents of the above affidavit / undertaking are true and correct to my / our knowledge and belief and nothing is false therein or has been concealed therein.

Deponent(s)