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MUNICIPAL CORPORATION OF DELHI
TOWN PLANNING DEPARTMENT

13th FLOOR, E- BLOCK
CIVIC CENTRE
NEW DELHI

No. TP/6/3425/11

Dated 28.9.2011

CIRCULAR

Sub:-SANCTION OF BUILDING PLANS IN SPECIAL AREA.

Master Plan-2021 has designated Walled City, Walled City Extensions and Karol Bagh as Special Areas.

1. Delhi Development Authority vide notification No.F.3(28)/2008/MP/Part dated 17th January, 2011 has notified the 'building regulations for Special Area, Unauthorised Regularised Colonies and Village Abadis, 2010'.
2. Building plans in Special Area, Unauthorised Regularised Colonies and Village Abadis, (rural-urban) will be considered only for the plots which form part of approved/notified layout plan of the area by the competent authority. The area in respect of which, there is no approved layout plan, shall be governed by the provisions of Master Plan/Zonal Development Plan. This shall be the responsibility of the residents/RWA to prepare layout plan and get it approved from the local body. All existing exemptions with respect to sanctioning of building plans in the village abadis will cease to exist from the date of notification of these regulations.
3. As per the above provisions, the areas in respect of which there is no approved layout plan, shall be governed by the provisions of Master Plan/Zonal Development Plan. For many areas falling in Special Area, there are no layout plans particularly in Walled City and Walled City Extension. In such areas where there are no approved layout plans, the sanction of building plan is required to be governed by the provisions of Master Plan/Zonal Development Plan. Building plans, therefore, shall be sanctioned as per the provisions of Mater Plan/Zonal Development Plan without insisting upon approval of layout plan.
4. MPD-2021 envisages preparation of redevelopment plans and schemes for Special Area. The areas for which redevelopment schemes are prepared and duly notified for implementation, the sanction of building plan shall be governed by the provisions of redevelopment scheme/plan.
5. The number of dwelling units, FAR, height of building, basement and other conditions shall be as per MPD-2021 norms for residential plotted development. However, full ground coverage will be permissible and setbacks will not be insisted upon (Refer para 4.4.3 A of MPD-2021).

6. At the time of submission of application for sanctioning of the Building Plans, the ownership documents and other affidavits etc. shall be in conformity with the Building Bye Laws/to the satisfaction of the Local Body. (Refer compendium separately prepared by MCD).
7. For the areas where there is no layout plan/redevelopment plan/scheme available, the right of way for trafficable road shall be 30' and for non-trafficable road, it shall be 15'. Equal widening shall be taken on both sides in case there is no alignment plan of the road.

Other provisions of notification of 17.1.2011 wherever applicable, shall be followed.

This issues with the approval of competent authority.



ADDITIONAL COMMISSIONER(ENGG.)

Distribution :-

1. All Addl. Commissioners
2. Chief Vigilance Officer
3. All Dy. Commissioners of the Zones
4. Engineer-in-Chief
5. Chief Town Planner
6. Chief Law Officer
7. Chief Engineer(Bldg.)HQ
8. Superintending Engineer(Bldg.)HQ

Copy to:-

P.S. to Commissioner – for kind information of the Commissioner pl.

Copy for kind information also to:-

1. Hon'ble Mayor
2. Chairman-Standing Committee
3. Leader of the House
4. Leader of the Opposition.



ADDITIONAL COMMISSIONER(ENGG.)