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TP/07/4695/11

Dated : 9/12/11

Sub:- The Building Regulations for Special Area, Unauthorised Regularised Colonies and Village Abadis sub-division of residential plots.

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."

As per clause 3.3 of the building regulations, following provisions for permitting sub-division of residential plots have been made :-

"In village abadis, special Areas and Unauthorised Regularised Colonies, Sub-Division that have taken place upto 08.02.2007 may be recognised provided that if there are more than one building in one residential plot, the sum of the built-up area and ground coverage of all such buildings shall not exceed the built-up area and ground coverage permissible in the undivided plot.

This is subject to the condition that :

- The area of sub-division is not less than the minimum area (32 sqm.) prescribed in MPD-2021.
- Should have access from the public road/street.
- Documentary evidence of sub-division existing upto 08.02.2007 is submitted with the application for sanctioning of layout plans and building plans to the local body."

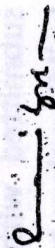
Considering the different character of developments in Village Abadis, Special Areas and Unauthorised Regularised Colonies, previous decisions of Standing Committee regarding Unauthorised Regularised Colonies and the provision as made in the regulations as notified on 17.1.2011, it was felt that to facilitate the implementations of these provisions regarding the sub-division, besides the requirements for qualification of sub-division as per the notification of 17.1.2011 in the designated area i.e. Village Abadis, Special Area and Unauthorised Regularised colonies, there is a necessity of specific guidelines for each area. The matter was accordingly discussed in a meeting of the LOSC held on 28.9.2011 in detail and following points were recommended to be incorporated in the policy of approving sub-division as per the regulations :-

1. While approving the sub-division, the ground coverage and FAR be distributed on pro-rata basis in the sub-divided plots depending on the size so as the sum of the built-up area and ground coverage of all such buildings shall not exceed the built-up area and ground coverage permissible in the undivided plot.
2. In case of original village abadis (Lal Dora) the single entity of the plot shall be taken as existing on the date of application with an affidavit from the owner/applicant that no sub-division has been carried out after 8.2.2007.
3. In case of extended Lal Dora, the sub-division shall be treated as per the regulations notified on 17.1.2011.
4. In Special Area all sub-division carried out prior to 8.2.2007 shall be treated as per regulations notified on 17.1.2011.
5. In case of unauthorised regularised colonies, the plot for which sub-division/amalgamation has been carried out prior to the cut of date of regularisation i.e. 16.2.77 shall continue to remain as separate plot/single entity subject to documentary proof. Further, sub-division subsequent to 16.2.77 and prior to 8.2.2007, shall be considered as per the notification of 17.1.2011 and these shall be incorporated in the regularisation plan prior to sanction of building plan.
6. The application for the sanction of building plans on sub-divided plots shall continue to be submitted with the Building Deptt. and after verification of ownership, the same shall be forwarded to Town Planning Deptt. for its incorporation in the regularisation plan/approval of sub-division plan as the case may be.

The above matter was placed before the Standing Committee and Standing Committee vide resolution No.481 dated 3.1.11 approved the above policy for approving sub-division of residential plots arising after the notification of 17.1.2011 and as enabled under the provisions of said notification. Such sub-division shall be approved at the level of Standing Committee.

This policy is circulated for information of all concerned.

This issues with the approval of Competent Authority.


ADDL.CM.(ENGG.)

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