



## PUBLIC NOTICE

The following modification 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, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 or via e-mail to [mpd2021.public@dda.org.in](mailto:mpd2021.public@dda.org.in) within a period of **Forty Five (45) days** from the date of issue of this Notice. The person making the objection or suggestion should also give his/her name, address and telephone/contact number(s)/ E-mail ID which should be readable.

### MODIFICATION:

#### Provision in MPD - 2021

#### Chapter 4.0 : Shelter

#### Para 4.2.3 : Housing for Urban Poor

#### Existing Provisions

#### Proposed Amendments/ Modifications

The following Para to be added after Sr. No. 4.2.3.4:  
**4.2.3.5 Affordable Rental Housing Complexes (ARHCs)**  
 ARHC schemes aimed at creating vibrant, sustainable and inclusive affordable rental housing avenues for urban migrants and urban poor including street vendors, rickshaw pullers, other service providers, industrial workers, migrants labours for market/trade associations, educational/health institutions, hospitality sector, long-term tourists/ visitors, students or any other persons of such category.  
 The Modalities with respect to ARHC shall be as per the Operational Guidelines for the Affordable Rental Housing Complexes as issued by Ministry of Housing and Urban Affairs, Govt. of India. Further, these shall also adhere to the approvals as granted by DDA.

#### Chapter 4.0 : Shelter

#### Table 4.3: Uses / Use Activities Permitted in Use Premises

| The following to be added after 'State Bhawan/State Guest Houses': |  |  |  |
|--|--|--|--|
| Use Premises   | Definition   | Use/Use Activities Permitted   |  |
| <b>No provision</b><br>Affordable Rental Housing Complexes (ARHCs) | Affordable Rental Housing Complexes is a listed project with a mix of at least 40 Dwelling Units (DUs) and Dormitories along with basic civic infrastructure facilities such as water, sanitation, sewerage/ septage, road, electricity along with necessary social/ commercial Infrastructure for urban migrant/ poor of EWS/LIG categories.<br>In an ARHC -<br>(a) all the residents in the ARHC shall occupy the house on the basis of License rights provided by the Owner of the Housing Complex to them,<br>(b) The minimum Tenure of such Licenses shall not be less than three months and maximum tenure shall not be more than three years, and<br>(c) The License deed should not be renewable beyond the maximum tenure.<br>Further, in an ARHC, it shall be the obligation of the owner of the Housing complex that –<br>(a) He does not charge any premium towards grant of license to any resident<br>(b) No Resident is allowed to continue residing in the house / complex beyond the maximum tenure of license by re-executing a license. | Residential Flat,<br>Convenience Shops,<br>Community Room,<br>Society Office,<br>Anganwari,<br>Milk Booth. |  |

#### Chapter 4.0 : Shelter

#### Para 4.4.3 : CONTROL FOR BUILDING/BUILDINGS WITHIN RESIDENTIAL PREMISES

| The following to be added after Sr. No. 'I': State Bhawan/State Guest Houses |   |                         |       |
|--|---|-------------------------|-------|
| <b>J. Affordable Rental Housing Complexes</b>                                |   |                         |       |
| Minimum size of plot   | 2000 sqm.   | Maximum Ground Coverage | 33.3% |
| Maximum FAR  | 200   |                         |       |
| Height   | NR (Subject to clearance from AAI/Fire Department and other statutory bodies.   |                         |       |
| Parking  | 0.5 ECS/100 sqm built up area   |                         |       |
| <b>No provision</b>  | i. ARHCs could be constructed, operated and maintained by any entity, including Government Bodies or could be handed over to a Concessionaire (Private Entities) for operation and maintenance, as per Model-I of the ARHC Scheme of Govt. of India.<br>ii. ARHCs can be on PPP basis.<br>iii. ARHCs constructed through this model will consist of a mix of Dwelling Unit (upto 30/60 sqm carpet area each for single/ double bedroom respectively) and Dormitory of 4/6 beds (up to 10 sqm carpet area per bed) including all common facilities.<br>iv. The Carpet Area of any Dwelling Unit in the complex shall not exceed 60 sqm.<br>v. A single project of ARHC shall have at least 40 DU (double bedroom/ single bedroom) or equivalent dormitory beds (1 single bedroom unit of upto 30 sqm carpet area is considered equivalent to 3 Dormitory beds). However, a ceiling of maximum 1/3 Dwelling Units (33%) in Double Bedroom form shall be there.<br>vi. There will be complete flexibility to Private/Public Entities to have any mix of single/double bedroom and dormitories (4/6 units). However, to ensure that such complexes are used for urban migrant/poor of EWS/LIG category and not misused for any other purposes, a ceiling of maximum tenure of License has been provisioned.<br>vii. To incentivize the concept of ARHCs, a maximum overall FAR of 50% over and above the permissible FAR shall be given, free of charges. The incentivized FAR shall be used for construction of ARHC only, as per the Policy of Govt. of India.<br>viii. Commercial component up to 10% of maximum FAR in the complex may be permitted which could be rented or sold by the Entity.<br>ix. The Modalities with respect to ARHC shall be as per the Operational Guidelines for the Affordable Rental Housing Complexes as issued by Ministry of Housing and Urban Affairs, Govt. of India and as per approvals of DDA.<br>x. In case where the provisions in the Guidelines are not explicit, separate Development Control Norms shall be prescribed, subject to approval of DDA/Authority. |                         |       |

#### Chapter 17.0 : Development Code

#### SUB / CLAUSE 8(2) : PERMISSION OF USE PREMISES IN USE ZONES

| The following to be added under 'Residential' Use Premise, at Sr. No. 'xii', after State Bhawan/State Guest Houses. |  |           |                |                |   |    |
|---|--|-----------|----------------|----------------|---|----|
| Sl. No.   | Use Premises                             | Use Zones |                |                |   |    |
|   |  | RD        | C <sub>1</sub> | C <sub>2</sub> | M | PS |
| RD  | RESIDENTIAL                              |           |                |                |   |    |
| xii   | Affordable Rental Housing Complex (ARHC) | P         | P              | P              | P | P  |

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. The text indicating the proposed modifications is also available on the following link i.e. <http://119.226.139.196/ddaweb/MPD2021.aspx>.

File No.: F.15(02)/2021-MP

Dated: 13.04.2021

Place: New Delhi

Sd/  
(D. Sarkar)

Commissioner-cum-Secretary,  
Delhi Development Authority

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