

**DELHI DEVELOPMENT AUTHORITY**  
**Office of the Master Plan Section**  
**Vikas Minar, New Delhi**

No.: F.15(10)2013/MP/39

Dated: 06-02-2014

**CIRCULAR**

**Sub: Modalities for operationalisation of the enhanced FAR in MPD-2021 for planned commercial areas**

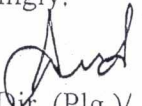
The modalities for operationalisation of the enhanced FAR in Master Plan for Delhi (MPD)-2021 prepared with the inputs from Lands, Architecture and Planning Department duly vetted by Legal Department of DDA have been approved by the Authority in its meeting held on 10.01.2014 vide Item No.05/2014, which are as follows:

- a) Apportionment of additional FAR to individual plot in existing building shall be on pro rata basis, in proportion to FAR distributed/ assigned in original scheme. Lessee/owner may adjust this additional FAR on any floor including basement after achieving the mandatory requirement of ground coverage, parking services and must conform to the prevailing building bye laws and Master Plan provisions.
- b) In case additional floor space is not getting adjusted as given in para (a) above and requires new construction over existing building shall necessitate appointment of architect by individual plot owner/Association of plot owners to prepare comprehensive scheme. The main aim to ensure the mandatory aesthetics control of the centre does not get affected and it also meets the statutory requirements like Fire, AAI, DUAC, etc. with the use of enhanced FAR and Height clearance.
- c) The individual lessee/allottee can submit architectural plan to the Building Deptt. of concerned local body for availing additional FAR which can be considered subject to structural safety certificate from reputed institutions and other statutory requirements being met. Each building owner will have to get the necessary environment/DPCC clearance on their own.
- d) In case there are court cases and judicial pronouncements in respect of these District centres/commercial centres it will be the responsibility of the allottee/lessee of the same and DDA will not held responsible for the action of the lessee/owner. Though DDA will oblige to comply the directions/interim/final order, if any, of the Courts/Tribunals/Commission or any Other Authority given to the DDA having jurisdiction over the subject matter, however, DDA shall not be responsible for any loss that may be sustained by applicants on account of grant of permission of the additional FAR.

Contd.2/-

e) In case there are additional infrastructure costs involved like improved road network, enhanced electric and water supply the lessee/owners will be required to bear costs, if any.

2. This enhancement of FAR can be availed by making the payment of the additional FAR charges as decided by the Competent Authority from time to time. Local bodies/Municipal Corporation concerned may take further necessary action, accordingly.

  
Dy. Dir. (Plg.)/  
MP & PF

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