

RTI REQUEST DETAILS

Registration No. :	DUACO/R/E/22/00008	Date of Receipt :	08/06/2022
Type of Receipt :	Online Receipt	Language of Request :	English
Name :	Devender Kumar Mittal	Gender :	Male
Address :	A 3 District Centre, Select City Walk, Saket New Delhi 110017, Pin:110017		
State :	Delhi	Country :	India
Phone No. :	+91-41642727	Mobile No. :	+91-9811042727
Email :	devender@adventhpl.com		
Status(Rural/Urban) :	Urban	Education Status :	Graduate
Is Requester Below Poverty Line ? :	No	Citizenship Status	Indian
Amount Paid :	10)	Mode of Payment	Payment Gateway
Does it concern the life or Liberty of a Person ? :	No(Normal)	Request Pertains to :	
Information Sought :	<p>The CPIO DUAC Core 6A, First Floor India Habitat Centre Lodhi Road New Delhi 110003</p> <p>Dear Sir This RTI is with respect to the following Background(s) BACKGROUND 1. This is with respect to CIRCULAR number Dy.Dir. (Arch)Coordn/HUPW/DDA/ 2016/51 dated 19.06.2018 (enclosed herewith as Annexure A (4 pages). 2. In the year 2006, the DDA had published the tenders with respect to auctions for the Saket District Centre (also known as Saket Place) at Saket. This Complex had been designed with detailed Architectural Controls as well as Elevation controls which controls had been approved by the DUAC. 3. The circular No Dy.Dir.(Arch)Coordn/HUPW/DDA/2016/51 dated 19.06.2018 states (in para 1.10) that To enhance the aesthetics of commercial complex, all type of architectural and internal as well as external controls are decontrolled. However, the auction purchaser shall obtain the approval of DUAC and all other statutory bodies. With respect to our rights as enshrined in the RTI ACT, we ask you the following 4.1 Had the DDA taken the DUACs written approval before issuing the subject Circular, especially as the mandates of aesthetics of the Saket District Centre fall within the authority and mandates of the DUAC Act? Was any such prior approval taken by the DDA from the DUAC? 4.2 If the answers to the queries (para 4.1 above) is a YES, kindly supply us with the copy of any such approval which the DUAC may have accorded to the DDA.</p>		

4.3 Even if the answers are in the negative, is there any copy of any approval application which the DDA may have made to the DUAC available in the records of the DUAC?

4.4 If the DDA had made any such application, kindly furnish a copy of that approval to the undersigned.

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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
NEW DELHI

No. Dy. Dir.(Arch)/Co-ordn./HUPW/DDA/2016/51

Dt. 19.06.2018

CIRCULAR

Sub: Revised modalities for operationalization of enhanced FAR in planned Commercial Centers.

On the issue of facilitating stake holder in planned Commercial Centres within the existing / prevailing norms given in the MPD-2021, Delhi Development Authority in its meeting held on 06.04.18 vide item no. 11:2018 approved the "Revised modalities for operationalization of enhanced FAR in planned Commercial Centers". This circular supersedes, the earlier circular issued vide letter No.F.15(10)2013/MP/39 dated 06.02.2014. The policy approved is as follows: -

1.1 To simplify the procedure and have maximum transparency, a fixed factor/quotient of enhanced FAR shall be put up on the web site. The stake holders shall multiply the assigned FAR with this factor/quotient to get the quantum of enhanced FAR.

1.2 For calculating the factor/quotient the formula shall be: -

$$\frac{\text{FAR as/MPD-2021} - \text{FAR achieved as per approved LOP}}{\text{FAR achieved as per approved LOP}} = A *$$

- The enhanced FAR for each plot= A x FAR of individual plot as per lease deed

*The factor "A" shall be available on website.


- The applicant shall upload self-attested scanned copy of the lease document/control drawing for online verification of auctioned FAR.
- After verification of the documents, the additional FAR charges along with the processing fee shall be deposited online by the stake holder as per uploaded rates.
- The receipt generated shall be valid for processing the case for approval of Building plans by the local body.

1.3 Apportionment of enhanced FAR to individual plot in existing commercial centres shall be on pro-rata basis, in proportion to FAR assigned in original scheme. This FAR may be adjusted on any floor including basement and shall conform to UBBL-2016/MPD-2021.

1.4 UBBL-2016 shall be applicable in existing buildings approved under BBL-1983 provided it fulfills all other norms of UBBL-2016.

- 1.5 In LSC and CSC the registered shop owners shall prepare the scheme jointly and submit the same to the Local body for approval.
- 1.6 Parking shall be applicable as per MPD-2021.
- 1.7 Multi-level parking over underground parking plot attached with the commercial plot shall be allowed without any commercial component. Interconnection of commercial plot with multi-level parking plot through a passage below and over the ground, for the convenience of public, shall be allowed provided that the same may not hinder fire tender movement. The additional FAR arising out of apportionment shall not be allowed to be adjusted in parking plots.
- 1.8 To promote public parking, there is a provision of 5% additional ground coverage in MPD-2021 for multi-level parking. The local body shall identify parking sites on the layout plan and forward the same to the DDA for approval. The local body shall ensure completion of pool parking before granting occupancy certificate.
- 1.9 Parking shall be provided within the plot. In case there is no space for parking within the plot, the same can be accommodated in the pool/public parking to be identified and developed by the local body after collecting the parking charges from the beneficiary.
- 1.10 To enhance the aesthetics of commercial complex, all type of architectural and internal as well as external controls are decontrolled. However, the auction purchaser shall obtain the approval of DUAC and all other statutory bodies.
- 1.11 The hotel plots may be excluded from the commercial center for distribution of FAR.
- 1.12 No unauthorized constructions on public land shall be regularized. However, any additional constructions within the auctioned envelop as well as considering the permissibility/provisions laid down in terms and conditions of lease deed/ auction conditions, MPD-2021 and UBBL 2016 can only be regularized subject to deposition of additional FAR charges, necessary clearances from Fire Deptt. and penalties thereon besides betterment charges and any other charges as decided by the Govt. from time to time. The penalties shall be charged as per UBBL-2016.
- 1.13 The charges on account of additional FAR to be levied as per the provisions of MPD-2021 and will be credited to a designated fund (Escrow account) to be used exclusively for augmentation of infrastructure facilities / amenities (parking, public toilets, water supply) of capital nature.
- 1.14 The individual lessee/ auction purchaser can submit building plans to Building Deptt. of the concerned local body for approval. The local body shall ensure the structural stability certificate and all mandatory statutory approvals.

- 1.15 The offer of apportionment of FAR shall be valid for five years w.e.f. the date of up loading the same on the web site. After expiry of the stipulated period the Authority shall be within its right to utilize the unclaimed FAR.
- 1.16 On the production of documentary evidence for non-sanction of plans by the statutory bodies, the additional FAR charges, except processing fee, shall be refunded to the applicant without any interest.
- 1.17 The use of premises shall be governed by lease conditions/auction conditions.
- 1.18 Any Misrepresentation/suppression of material facts by the applicant shall invite punitive action as per prevailing law.


(Vinod Dhar)
Chief Architect, DDA

Copy for information to:-

1. FM, DDA
2. OSD to VC, DDA
3. Commissioner MCD/South Civic Centre, Minto Road, New Delhi
4. Commissioner MCD/North Civic Centre, Minto Road, New Delhi.
5. Commissioner MCD/East Udhyog Sadan, Patparganj, Delhi.
6. Spl. Secretary to L.G., Delhi.
7. Pr. Commissioner(LD), DDA
8. Secretary, DUAC, India Habitat Centre, Lodhi Road, New Delhi.
9. Commissioner-cum-Secretary, DDA
10. Commissioner(Planning) DDA
11. Chief Architect, DDA
12. Chief Architect, NDMC, Palika Kendra, New Delhi
13. Director(Plg.) MP, DDA
14. Director(LC) DDA

Annexure 'A'

District Centre (South Zone)		
S.No.	Name of Scheme	Coefficient of enhanced FAR for each plot
1	Nehru Place Phase-I	0.0000 *
2	Bhikaji Cama Place	0.0000
3	NHCC Vasant Kunj	0.0000 **
4	Saket	0.1844 ***
Community Centre (South Zone)		
1	Zamroodpur	0.2500
2	Sector-B Pocket- 5 Vasant Kunj	0.2500
3	Yusuf Sarai	0.2500
4	Okhla Phase-I	0.3056
5	Alaknanda Kalkaji	0.0000
6	Malviya Nagar	0.2151
7	Basant Lok	0.4913

Note:

* Vide approved MOM, of 221st SCM 7% balance FAR from Phase-I is to be utilised in Phase-II, hence no FAR is available for apportionment.

** Enhancement already done by CL Branch vide 321st Screening Committee Meeting.

*** The Co-efficient is tentative and subject to revision based on information awaited from CL Branch/Building Section/DUAC