



# SOUTH DELHI MUNICIPAL CORPORATION OFFICE OF THE COMMISSIONER

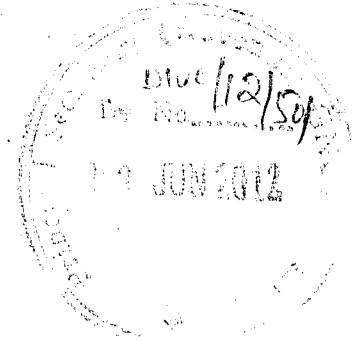
Dr. Shyama Prasad Mukherjee Civic Centre (9<sup>TH</sup> Floor),  
Jawaharlal Nehru Marg, New Delhi-110002

No.D-111.../COM/SDMC/2012

Dated : 20/06/2012

The Divisional Commissioner,  
Government of NCT of Delhi,  
Sham Nath Marg, Civil Lines,  
Delhi-110054.

5542



Sub: **Sanction of Building Plans in Village Abadi Area**

Sir,

This matters concerns sanction of building plans in Village Abadi Areas, which was discussed in a meeting chaired by the Hon'ble Chief Minister on 13.06.2012 on certain issues raised by Shri Ram Bir Singh Bidhuri.

It is informed that in the past, Notification dated 24.08.1963 exempted the rural abadi areas (within Lal Dora/extended Lal Dora) from certain Sections of the DMC Act under the Chapter 'Building Regulations" and it only exempted the residents of abadi area from sanction of building plans for their residential units. In the year 2011, a Gazette Notification dated 17<sup>th</sup> January, 2011 – relating to Building Control Regulations for village abadis was issued by the DDA, according to which it was notified that all existing exemptions with respect to sanctioning of buildings in the village abadis will cease to exist. In pursuance of said Notification, the erstwhile MCD framed a policy for sanction of building plans in such areas vide Circular dated 28.09.2011 (copy enclosed). As per said Circular, the applicant is required to submit an Affidavit as substantial proof of ownership, supported by certification of the correctness with regard to size, shape, area, ownership and single entity of the plot along with its location within Lal Dora certified by the Revenue Authorities, for sanction of building plans. The above Circular was issued as per directions of Hon'ble Lt. Governor.

The people residing in such areas are approaching the Building Department for getting their building plans sanctioned. The above policy was devised with a view to facilitating the general public of these areas to get the building plans sanctioned in a hassle-free manner. It is, therefore, requested to issue suitable directions to all concerned officers of Revenue Department for issuance of certification of ownership on the applications of people of such areas as and when they approach them, in the light of position explicated above. A copy of such directions may also kindly be sent to this office.

Yours faithfully,

Sd/-

**(MANISH GUPTA)**  
Commissioner (SDMC)

Encl: as above

Copy to :

1. Pr. Secretary to Hon'ble Chief Minister – for kind information.
2. Pr. Secy UD, GNCTD

Encl: as above

**COMMISSIONER (SDMC)**

Immediate attention

copy - 5

Signature

Signature

copy - 5  
copy - 5  
to place on website

no/14/15038  
21-06-12

20/6/12

Div Commr

MUNICIPAL CORPORATION OF DELHI  
TOWN PLANNING DEPARTMENT

13<sup>th</sup> FLOOR, E- BLOCK  
CIVIC CENTRE  
NEW DELHI

No. TP/27426/11

Dated 28/1/11

CIRCULAR

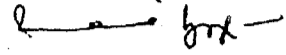
Sub:- SANCTION OF BUILDING PLANS IN VILLAGE ABADIS.

1. Delhi Development Authority vide notification No.F.3(28)/2008/MP/Part dated 17<sup>th</sup> 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 provision, the areas in respect of which, there is no approved layout plan, shall be governed by the provisions of Master Plan/Zonal Development Plan. In case of village abadis, the building plans shall be sanctioned on the basis of provision of Master Plan/Zonal Development Plan and Redevelopment Plan, wherever available, since there are no approved layout plan available for these area.
4. As per MPD-2021, landuse of village abadis (Lal Dora) located in any use zone is residential. The building plans, therefore, shall be sanctioned for the village abadis (Lal Dora) as per the provisions given in Master Plan/Zonal Development Plan and Redevelopment Plan, if available, without insisting upon the approval of layout plan.
5. As substantial proof of ownership, an affidavit by the applicant supported by certification of the correctness w.r.t. size, shape, area, ownership and single identity of the plot in question, alongwith its location within Lal Dora certified by the Revenue Authorities, shall be admissible for the sanction of building plans. In addition, the applicant shall submit an indemnity bond indemnifying MCD from any dispute w.r.t. ownership, shape, size, the extent of the plot on which the sanction of building plan is sought. In case of extended Lal Dora, the applicant shall submit proper record of ownership as per para 3(ii) of the regulations.
6. The minimum ROW of the street shall be maintained as 4.5 mtrs.or as prescribed in Redevelopment Plan and widening, if any, shall be shown on the proposed plan.
7. 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 (para 4.4.3 A of MPD-2021).
8. The owner shall follow structural safety requirements and will also ensure structural safety of the adjoining buildings as per the provisions of BIS/Building Bye-Laws (Refer Clause 18 of Part-III of BBL, 1983).

9. Group Housing shall be permissible as per MPD-2021 norms subject to provisions Local Area Plan/Redevelopment Plan by the concerned Local Body, clearance by Revenue Deptt., Services Deptt./Fire Department etc.

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 :-**

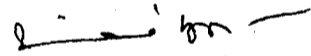
1. All Addl.Commissioners
2. Chief Vigilance Officer
3. All Dy.Commissioners of the Zones
4. Engineer-In-Chief
5. Chief Town Planner
6. Chief Law Officer
7. Chief Engineer(Bldg.)HQ
8. Superintending Engineer(Bldg.)HQ

**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.)**