

## ANNEXURE – VII

### AN ILLUSTRATED LIST OF CODAL VIOLATIONS WITH CHARGES TO BE LEVIED FOR REGULARIZATION RECEIVED FROM COMMISSIONER, MCD

Possible Solution

Modifications of development control norms

1. Ground coverage & FAR be increased as per below:-

Plot Area	Present Provision ( FAR & Gr. Cov.)	Proposed Provision (FAR& Gr. Cov.)	Penalty
Plots upto 100 sqm.	225 75	350 (FAR) 100 (Ground coverage )	@ 20% of land cost as per L&DO rates of the covered area beyond 225 FAR upto 350 FAR. Beyond this, no further compounding of FAR. Responsibility for payment of this shall be fully with the occupiers of Addl. Area on upper floors.
Plots 100 sqm. to 250 sqm.	200 66.66	300 (FAR) 75 (Ground coverage)	@ 25% of land cost as per L&DO rates of the covered area beyond 200 FAR upto 300 FAR. Beyond this, no further compounding of FAR. Responsibility for payment of this shall be fully with the occupiers of Addl. Area on upper floors.
Plots 250 sqm. to 500 sqm.	150 50	225 (FAR) 75 (Ground coverage)	@ 30% of land cost as per L&DO rates of the covered area beyond 150 FAR upto 225 FAR. Beyond this , no further compounding of FAR. Responsibility for payment of this shall be fully with the occupiers of Addl. Area on upper floors.
Plots 500 sqm. to 1000 sqm.	120 40	150 (FAR) 50 (Ground coverage)	@ 30% of land cost as per L&DO rates of the covered area beyond 120 FAR upto 150 FAR. Beyond this, no further compounding of FAR. Responsibility for payment of this shall be fully with the occupiers of Addl. Area on upper floors.
Plots 1000 sqm. & above	100 33.33	120 (FAR) 40 (Ground coverage)	@ 30% of land cost as per L&DO rates of the covered area beyond 100 FAR upto 120 FAR. Beyond this, no further compounding of FAR. Responsibility for payment of this shall be fully with the occupiers of Addl. Area on upper floors.

### **Existing Farm Houses**

Constructions upto 500 sqm covered area shall be compounded. Area beyond 100sqm/150 sqm as permissible on farm houses plot size, shall be compoundable @ Rs.7500/- per sqm.

### **General Conditions**

- i) Encroachment / constructions beyond the plot lines shall be removed first before opting for regularization of structure.
- ii) The MCD shall incur expenditure in all area/colonies by developing parking sites, augmentation of infrastructure and environmental improvement programmes with the help of revenue generated from regularization.
- iii) The process of regularization shall cover all the properties/plots including sub-divided plots.
- iv) The process of regularization within the restricted areas of ASI, Air Ports, Metro etc. areas shall also be permitted.
- v) Since the citizen of Delhi is the fore-most consideration for any organization, a suitable buffer period of six month be granted to all to bring such structures within the proposed norms or else face action after that. A mechanism of zero tolerance of violation of laws shall be developed.

## ANNEXURE - VIII

### RECOMMENDATIONS ON CLASSIFICATION

1. The Committee considered all representations and submissions made in the public hearings regarding classification of the colonies/areas/localities and inclusion of certain colonies in categories 'A' to 'G' taking into account the parameters for classification of vacant land and buildings into colonies/groups as laid down under section 116A of the Delhi Municipal Corporation Act, 1957 :-
  - (a) settlement pattern such as plotted housing, group housing, colony with flats only, urban village, unauthorized colony, resettlement colony, rural village and non-residential area;
  - (b) availability of civic and social infrastructure;
  - (c) access of roads;
  - (d) access to district centers, local shopping centers, convenience shopping centers and other markets;
  - (e) land prices as may, from time to time, be notified by the Central Government or the Delhi Development authority;
  - (f) Use-wise category of any building including residential building, business building, mercantile building, building for recreation and sports purposes, industrial building, hazardous building and public purpose building including educational, medical and such other institutional building and farmhouse, as may be specified by the Corporation;
  - (g) in the case of buildings used for business, mercantile, recreation and sports, industrial, hazardous, storage or farmhouse purposes, the location of such buildings adjacent to such categories of streets, as may, subject to the provisions of sub-section (2), be specified by the Corporation;
  - (h) the types of buildings which may be classified as pucca, semi-pucca or katcha, as may be specified by the Corporation;
  - (i) the age-wise grouping of buildings as may be specified by the corporation;