

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:254
ANSWERED ON:26.07.2005
CREATION OF INFLUENCE ZONE ALONG MRTS
Rai Shri Nakul Das

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) the time by when the Draft Master Plan for Delhi 2021 is likely to be finalized and notified;
- (b) whether the proposal for creation of an Influence Zone up to the range of 500 metres on both sides of the Mass Rapid Transit System route with Floor Area Ratio and height upto 1.5 times of the existing is being retained in the final Master Plan;
- (c) if so, the details thereof;
- (d) whether in this Zone existing properties would be allowed to have additional dwelling units in view of enhanced FAR and height;
- (e) if so, the details thereof; and
- (f) if not, the approach the Government proposes to take towards such additional dwelling units whose number in Delhi is in lakhs?

Answer

MINISTER OF PARLIAMENTARY AFFAIRS AND URBAN DEVELOPMENT (SHRI GHULAM NABI AZAD)

(a)to(c): The Draft Master Plan for Delhi (MPD)-2021, envisages influence zones extending upto 500 mtrs. along both sides of Mass Rapid Transport System (MRTS) corridors with provision for maximum Floor Area Ratio and height upto 1.5 times of the permissible FAR of the respective use premises subject to preparation and approval of comprehensive integrated schemes. The Draft Master Plan for Delhi 2021 was published by the Delhi Development Authority (DDA) on 08.4.2005 inviting objections/suggestions from public within a period of 90 days. A Board of Enquiry and Hearing headed by Vice Chairman, DDA has been constituted to consider the objections/suggestions before initiating further action under the provisions of Delhi Development Act to notify the MPD-2021.

(d)to(f): Construction of additional dwelling units on account of enhanced FAR shall be governed by the provisions of Master Plan and Unified Building Bye-Laws and subject to upgradation of infrastructure services by the concerned local bodies and preparation of comprehensive integrated scheme as may be required.