

## **Delhi Master Plan 2021 - Court Stay on Amendments**

### **What is the issue?**

\n\n

\n

- Supreme Court has stayed the notification of amendments to the Delhi Master Plan 2021 - for not declaring the Environmental Impact Assessment Report.

\n

- The prime question was on - whether issues such as safety, traffic, parking, and civic amenities were considered before the amendments were cleared.

\n

\n\n

### **What is the case about?**

\n\n

\n

- The Delhi Development Authority (DDA), the body created by an Act of Parliament in 1957 “to promote and secure the Development of Delhi”.

\n

- It frames the Master Plan that lays down the guidelines, policies, and space requirements for various socio-economic activities for the city’s population.

\n

- The Master Plan is also the basis for all infrastructure requirements of city and DDA is currently working on its outlay for the year 2021.

\n

- Affidavits on the “Environment Impact Assessment” with considerations for the amendments to the 2021 plan weren’t filed by the concerned authorities.

\n

- Hence, Delhi government, Delhi Development Authority (DDA) and the 3 Municipal Corporations of Delhi (MCDs), have been flanked by the Court.

\n

\n\n

### **Why were these amendments put forth?**

\n\n

\n

- A Supreme Court-mandated “sealing drive” is currently underway, and establishments are being sealed for various real-estate violations.

\n

\n\n

\n

- The proposed amendments were hence made due to pressure from owners of commercial establishments who were facing the prospect of closure.

\n

- Notably, all political parties were all under severe pressure from trader groups in order to stop the sealing drive as businesses were taking a massive hit.

\n

- Due to the urgency, a mere five-day public hearing was undertaken to discuss the amendments with trader bodies, resident groups and other stakeholders.

\n

- While complete consensus wasn’t achieved, a compromised version now awaited notification by the Union Ministry of Housing and Urban Affairs.

\n

- If notified, these amendments would have become part of policy but the SC decried these actions as it seems to be made with utter disregard for principle.

\n

\n\n

## **What are the proposed amendments?**

\n\n

\n

- The amendments include increasing the Floor Area Ratio (FAR) and reduction of conversion charges, and allowed the amalgamation of plots for parking.

\n

- Notably, while the current FAR is 180 (per 100) for local shopping centres, the amendment intends to make it 350, which is the standard for residential plots.

\n

- Due to pressure from many Resident welfare associations (RWAs), provisions were made for shutting bars and pubs in residential areas.

\n

- Another amendment sought to make certain markets pedestrian-only, if newly authorised commercial establishments could not provide parking

facilities.

\n

- Fire and other safety concerns were also raised by residents regarding allowing commercial units to function from basements.

\n

- But as the amendments were rushed up by the authorities due considerations weren't given to all aspects in a holistic manner.

\n

- Hence, Supreme Court has flagged various important issues like safety, and parking space for further brainstorming and has currently stalled proceedings.

\n

\n\n

\n\n

## Quick Facts

\n\n

### **Floor area ratio (FAR)**

\n\n

\n

- FAR is the ratio of a building's total (gross) floor area to the size of the land on which it stands.

\n

- A higher FAR translates into a taller building.

\n

\n\n

\n\n

### **Source: Indian Express**

\n\n

\n\n

\n



**SHANKAR**  
**IAS PARLIAMENT**  
*Information is Empowering*