

REAL ESTATE REGULATORY AUTHORITY(RERA)

National Capital Territory of Delhi
2ndFloor, Shivaji Stadium Annexe Building,
Shaheed Bhagat Singh Marg, New Delhi-110001.

No.F.1 (128)/Directions/RERA/2023/ 2560 - 65

Date: 11. 9. 2023

ORDER

1. As per Unified Building Bye Laws, (UBBL), 2016 and as per the orders of Hon'ble Supreme Court of India dated 14.3.2008 in W.P (C) No.4677 of 1985, M.C. Mehta vs Union of India & Others, maximum number of dwelling units (DUs) that can be constructed on various sizes of plots are as follows:

	Area of Plot (sq.m)	Max. Ground Coverage %	FAR	No. of DUs allowed by Hon'ble SC
1	Up to 50	90	350	3
2	Above 50 to 100	90	350	4
3	Above 100 to 250	75	300	4
4	Above 250 to 750	75	225	5
5	Above 750 to 1000	50	200	7
6	Above 1000 to 1500	50	200	7
7	Above 1500 to 2250	50	200	10
8	Above 2250 to 3000	50	200	10
9	Above 3000 to 3750	50	200	10
10	Above 3750	50	200	10

2. As per UBBL, 2016, all DUs should have a kitchen.
3. It has come to the notice of the Authority that various civic Authorities like MCD, DDA, NDMC and Delhi Cantonment Board are sanctioning building plans with dwelling units having kitchen as above with additional dwelling units without kitchen built with pantry or store. The builders after sanction of building plans, convert pantries and stores into kitchens and sell units as separate dwelling units, circumventing orders of the Hon'ble Supreme Court.
4. In order to ensure that the Hon'ble Supreme Court's order is followed and implemented in letter and spirit and not more than the number of dwelling units specified (mentioned in para 1 above) are allowed to be constructed on various plot sizes and to protect the interest of allottees, the Authority gives following directions to MCD, NDMC, DDA, Delhi Cantonment Board and all other civic bodies.

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All Building Plans sanctioned after 15.09.2023 shall:

- i. Indicate clearly total number of dwelling units that can be constructed on the plot marking each dwelling unit separately on the plan.
 - ii. Indicate clearly the total number of dwelling units that can be constructed on each floor.
 - iii. Identify and mark each dwelling unit by giving a number such as DU-1/10, DU-2/10,DU-10/10 where numerator DU shall be the Dwelling unit number and denominator the total number of units allowed.
 - iv. The Promoter or Builder or Collaborator selling these dwelling units shall clearly mention the number of Dwelling Unit given by the concerned civic body, (MCD, NDMC, DDA or DCB) in the 'Agreement of Sale' and 'Sale Deed'.
5. The Authority further directs all Sub-Registrars to:
- i. Not to register more than the number of dwelling units as indicated in para 2 above on the sizes of the plots given.
 - ii. Not to register any Sale Deed for any dwelling unit without the Dwelling Unit number given by the civic body in the sanctioned building plan.
6. Any violation of these instructions shall be viewed seriously and make the concerned officer liable for appropriate disciplinary action.
7. The Authority further directs that these instructions be communicated to all concerned, immediately.

(Rakesh Kumar)
Deputy Secretary, RERA

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To

1. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi-110023.
2. The Commissioner, MCD, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002.
3. The Chairman, NDMC, Palika Kendra, Parliament Street, New Delhi-110001.
4. The Chief Executive Officer, O/o the Cantonment Board, Sadar Bazar, Delhi Cantt-10.
5. The Divisional Commissioner & I.G., Registration, Govt. of NCT of Delhi, 5, Sham Nath Marg, Delhi-110054.
6. All Sub-Registrars through Divisional Commissioner & I.G., Registration, Govt. of NCT of Delhi, 5, Sham Nath Marg, Delhi-110054.