

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 3129
TO BE ANSWERED ON DECEMBER 18, 2025
DELHI MASTER PLAN 2021**

NO. 3129. SHRI ARVIND GANPAT SAWANT:

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) the details and key parameters of the Master Plan for Delhi (MPD) 2021;**
- (b) whether nearly 1,270 group housing societies in Delhi have not been able to benefit from it for the last nineteen years and if so, the reasons therefor;**
- (c) the steps taken by the Government for the redevelopment of the aforesaid group housing societies;**
- (d) the measures taken to remove rigid and impractical conditions imposed primarily by the DDA/MCD which are causing obstacles in redevelopment and modernisation;**
- (e) whether the Government is reconsidering the redevelopment policy in view of the difficulties faced by such societies and if so, the details thereof;**
- (f) whether the Government is considering removing the four-hectare plot-size requirement to make the redevelopment approach more feasible and if so, the details thereof;**
- (g) whether the Government has received any letters or representations from the Hon'ble Members of Parliament or other forums on this matter; and**
- (h) if so, the details thereof along with the action taken by the Government in this regard?**

**ANSWER
THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

- (a) to (e): Details of Master Plan of Delhi-2021 (MPD-2021) are available on <https://www.dda.gov.in/master-plan-2021>. Specific provisions for Redevelopment are contained in the Para 3.3 of MPD-2021 as under:**

...."A redevelopment strategy for accommodating more population in a planned manner is to be taken up on priority in all use zones for efficient and optimum utilization of the existing urban land, both in planned and unplanned areas. This would have to be based on provision of infrastructure viz, water supply, sewerage, road network, open spaces and the essential social infrastructure."

Further, upgradation of the area by implementing specific schemes on the basis of existing physical and socio-economic conditions is detailed out in the Para 3.3.2- Policy for Redevelopment Schemes.

The implementation of the aforesaid policy is voluntary and entirely depends upon the willingness of the RWA/ Societies.

(f) to (h): For undertaking any redevelopment, requirement of about four hectare area is for planning purpose to cater for enhanced infrastructure and services, road widening, essential social infrastructure etc. for additional population in the area as a result of the increase in FAR and dwelling units. This area may consist of one or more plots of varied sizes (including streets / lanes / public road along the plot boundary, green spaces, public and semi – public plots catering to the colony/complex). The minimum size of the individual plot/scheme forming the part of the planning area (four hectare) shall be 3000 sqm. as per group housing norms.

Delhi Development Authority (DDA) has informed that a letter dated 31.03.2025 was received from of Hon'ble Member of Parliament (Lok Sabha), Osmanabad, Maharashtra- Sh. Omprakash Rajenimbalkar.

DDA has further informed that the Public Notice for inviting representatives/stakeholders (RWAs, CGHS, Developers, PSUs, Govt. Institutions etc.) to participate in structured consultation regarding 'Redevelopment of Group Housing Complexes/ Schemes in NCT of Delhi' was issued on 27.11.2025. Accordingly, a stakeholder consultation meeting was held on 11.12.2025.
