

KINGS COURT



Life Beyond Expectation

REVANTA WELFARE SOCIETY

REG. No. - S/RS/SW/0924/2013





ZIMCKS

These are conceptual images and the actual may vary.



P-II Zone has been designated as one of Delhi's newest sub-cities. The zonal plan of the area is prepared under the Delhi Development Act 1957. P-II Zone is located in Northern Delhi bounded by NCTD / Haryana boundary in the north, River Yamuna towards the east, Outer Ring Road (90m R/W) towards the south and NH-1 in the west.

According to Delhi Development Authority, the location of area under Zone P-II is on a flat terrain, which is ideally suited for urban development. In total, 8,194 hectares fall within P-II Zone, comprising of 1,924 hectares of green belt and 6,270 hectares of proposed urbanisable area. Residential use accounts for more than 50% of total urbanisable area with 3,235 hectares allocated. The entire zone is very well connected with the adjacent area as well as the adjoining state of Haryana. The sub-city has good soil for construction, along with a good natural drainage system.

Zone P-II has been designated as Delhi's Employment Centre under the Delhi Master Plan 2021. The directives of the MPD and Zonal Development Plans are directly being handled by the Ministry of Urban Planning through its executive arm, Delhi Development Authority (DDA). The execution of this much needed plan is being expedited through a combined effort of the Central and State Government to provide relief to the ever growing needs of India's capital city. Hence, for the first time, the plan has been launched on a Public Private Partnership mode.

P-II sub city, which is 40% larger than Dwarka, when fully developed, will provide housing facilities to over 4.22 Lakh families from all income groups. At a glance, DDA has made the following provisions under the MPD 2021 to develop a sub-city with a sustainable settlement design.

- ✦ Bhalaswa Lake Complex 92 hectares.
- ✦ Government Hospital at Burari 4.6 hectares.
- ✦ Wholesale Fruit and Vegetable market (DAMB) 28.58 hectares (70.62 acres).
- ✦ Variety of public and semi-public facilities to provide health, education, social and sports facilities.
- ✦ Medical college (2 No.), International Exhibition cum Fair Ground, Science City (1 No.),
- ✦ Divisional Sports Centre (2 No.), District Sports Centre (4 No.), Knowledge Park.

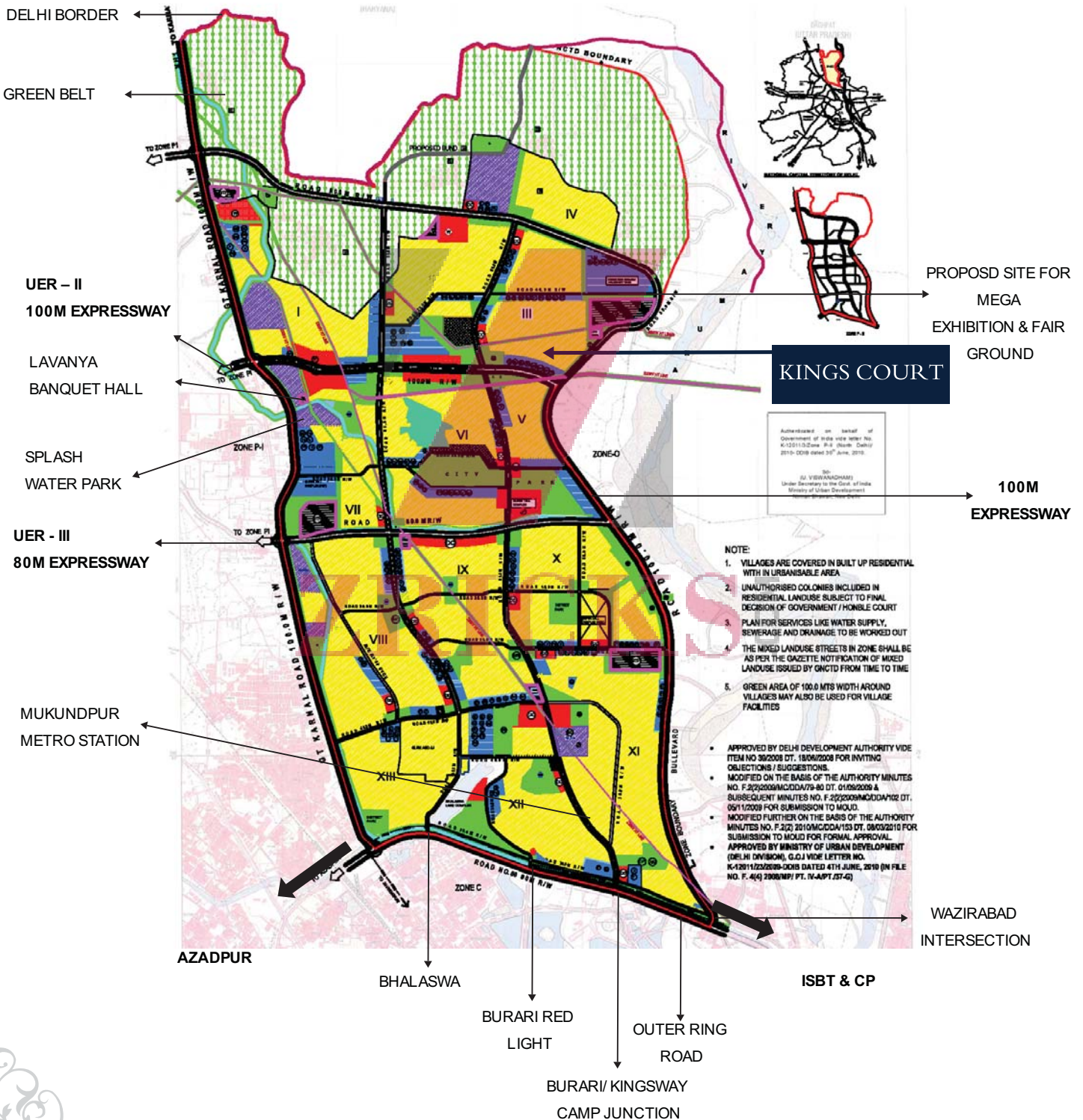
The development concept aims to provide state of the art infrastructure to achieve a built environment satisfying the functional, aesthetical and environment parameters of a modern city, while also meeting the aspirations of the population, through the following measures:

- ✦ Synergy between transport and land use.
- ✦ Water conservation through rain water harvesting.
- ✦ Pollution control and environmental protection including the River Yamuna.
- ✦ Areas for super tall buildings / urban design projects.





P-II ZONAL PLAN WITH KEY LANDMARKS





Public & Semi Public Facilities

Sector-I	Medical College (1 No), Hospital 'A' (1 No), Hospital 'B' (1 No), Education & Research Institute (1 No), Old Age Home (2 Nos) Police Station (1 No), Fire Station (1 No), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Parking Site (1 No).
Sector-II	Institutional Area (Multipurpose Use) – Police Station (1 No), Fire Station (1 No), Working Women –Man Hostel (1 No), Parking site (1 No), Bus Terminal (1 No), Recreational Club (1 No), Veterinary Hospital (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No), Maternity Centre (1 No), Nursing Home (1 No),
Sector-III	College (1 No), Engineering College (1 No), ITI (1 No), Religious Centre (1 No), Hospital 'A' (1 No), Hospital 'B' (1 No), Hospital 'C' (3 Nos), Hospital 'D' (3 Nos), Maternity Centre (3 Nos), Nursing Home (3 Nos), Old Age Home (1 No), Veterinary Hospital (1 No), Parking Site (1 No), Fire Station (1 No), District Sport Centre (1 No), Multipurpose Community Hall (1 No).
Sector-IV	Police Station (1 No), Fire Station (1 No), Hospital 'B' (1 No), Parking Site (2 Nos), Hospital 'C' (1 No), Hospital 'D' (1 No), Nursing Home (1 No), Maternity Centre (1 No), Multipurpose Community Hall (1 No), Exhibition ground & Amusement Park (1 No).
Sector-V	Multipurpose Use (Commercial), Parking Site (1 No), Multipurpose Community Hall (1 No), Knowledge Park.
Sector-VI	Engineering College (1 No), Science Centre (1 No), College (2 Nos), ITI (1 No), Working Women / Man Hostel (1 No), Hospital 'B' (1 No), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Old Age Home (1 No), Police Station (1 No), Fire Station (1 No), Disaster Management Centre (1 No), Recreational Club (1 No), Parking Sites (1 Nos), Divisional Sport Centre (1 No).
Sector-VII	Medical College (1 No), Hospital 'A' (1 No), Old Age Home (1 No), Multipurpose Use (PSP) – Police Station (1 No), Fire Station (1 No), Telephone Exchange (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No), Maternity Centre (1 No), Nursing Home (1 No), Head Post Office (1 No) Recreational Club (1 No) Divisional Sport Centre (1 No), Parking Site (1 No).
Sector-VIII	Engineering College (1 No), ITI (1 No), College (2 Nos), Hospital 'C' (1 No), Hospital 'D' (1 No), Maternity Centre (1 No), Nursing Home (1 No), Fire Station (1 No), Veterinary Hospital (1 No), Parking Sites (2 Nos), Multipurpose Community Hall (1 No), District Sports Centre (1 No).
Sector-IX	Engineering College (1 No), ITI (1 No), Hospital 'B' (2 No), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Police Station (1 No), Fire Station (1 No), Old Age Home (1 No), Parking (1 No), Recreational Club (1 No).
Sector-X	Hospital 'B' (1 No), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Police Station (1 No), Fire Station (1 No), Working Women-Men Hostel (1 No), Parking Site (1 No), Old Age Home (3 Nos), Religious Centre (1 No) .
Sector-XI	Hospital 'B' (2 Nos), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Fire Station (1 No), Maternity Centre (2 Nos), Nursing Homes (2 Nos), Veterinary Hospital (1 No), Parking Site (1 No), Multipurpose Community Hall (1 No), District Sport Centre (1 No).
Sector-XII	Institutional Area – Telephone Exchange (1 No), Head Post Office (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No), Police Station (1 No), Maternity Centre (1 No) / Nursing Home (1 No), Fire Station (1 No), Working Women – Man Hostel (1 No), Recreational club (1 No), Parking Sites (1 No) Divisional Sport Centre (1 No), Multipurpose Community Hall (1 No).
Sector-XIII	Police Station (1 No), Fire Station (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No) , Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Parking Site (1 No), Maternity Centre (1 No).



Delhi Master Plan What's in it for you?



MPD 2021 facts

- Zone L is expected to contribute around five to six lakh dwelling units
- Zone N includes a knowledge-based industrial park
- Zones P1 and P2 will be major economic and employment generation centres
- In zone J, a transit-oriented development project is expected to come up
- In zones K1 and K2, two SEZs are proposed to be developed by DSIDC

Creation of five new sub-cities on the lines of Dwarka and Rohini is envisaged under Master Plan 2021. This is expected to unlock 60,000 hectares for development and redevelopment and create a large supply of housing in all categories – plotted, high-end and mid-end apartments, industrial housing and EWS within the city, says Vandana Ramnani

Zones P I: 9866ha & P II: 8534ha

Employment centres

P1 and P2 zones are located on either side of NHI. P1 comprises the Narela sub-city. This zone covers 7865 hectares of urbanisable land. Around 20,000 units are expected to be created by the government in this zone in phase I. Around 500 unauthorised colonies are part of this area.

The main advantage of these zones is industrial activity. The total area of 477 hectares has been identified for industrial use zone out of which 247 hectares has already been developed by Delhi State Industrial Development Corporation and is operational.

The zone P1 is very well connect-

Salient features

- Zones located next to NHI, located in North Delhi
- Land prices vary from ₹2 crore per acre currently
- 100 metre expressway to originate in this zone

create white-collared jobs. MPD-2021 anticipates that the workforce in the Narela sub-city will work out to be about 62 lakh. Due to the location of industries in area, the workforce component is about 35-40% i.e. in all a proportion of 40-40-20.



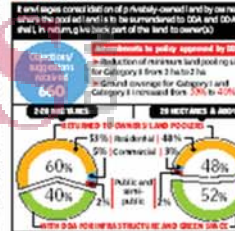
DDA land pool policy set for rollout soon

New Delhi: Delhi Development Authority (DDA) has approved the land pooling policy for rollout soon, officials said. The policy is expected to be implemented after notification by the Union Ministry of Urban Development.

Land pools get DDA nod

Policy To Be Implemented After Notification By UD Ministry

OVERVIEW



DDA has approved the land pooling policy for rollout soon. The policy is expected to be implemented after notification by the Union Ministry of Urban Development.

04 | metro | hindustantimes

Delhi can't outlive the river it is so desperate to choke

Delhi's water crisis is so acute that the city is desperate to choke the river that flows through it. The city's water supply is heavily dependent on the Yamuna river, which is heavily polluted.

DDA to build five new sub-cities in Capital

COMING UP Sub-cities in urban extension or rural zones to be set up with help of land pooling policy

Delhi Development Authority (DDA) is set to build five new sub-cities in the capital. The sub-cities are expected to be developed using land pooling policy.



THE ECONOMIC TIMES

DDA approves land pooling policy

SANS Jul 27, 2013, 03:32PM IST

NEW DELHI: Delhi's land owning agency, Delhi Development Authority (DDA), has approved its ambitious land pooling policy that envisages change in the manner land is acquired in the capital. "This was decided in a meeting of DDA Friday... Land pooling policy was approved. It will be sent to the urban development ministry for final approval," said a DDA official.

DDA approves new land-pooling policy

NEW DELHI: The Delhi Development Authority (DDA) on Friday approved its new land pooling policy that promises to radically change the way land is acquired and developed in the Capital.

Named 'policy on public-private-partnership in land assembly and development in Delhi', it will allow the entry of the private sector in this sector. The DDA, which acquires land, will provide a chunk of the developed land back to the owner instead of compensation. "Acquiring land has become

very difficult in Delhi in the past few decades. The new policy will involve the owner in land development," said a senior DDA official.

In the authority's meeting chaired by Delhi Lt-Governor, the policy was approved and would be new laws to the Urban Development Ministry for a final notification. The land pooling policy has been shaped after taking into account suggestions and objections it had invited from the general public.

The Master Plan of Delhi 2021 envisages development of about 20,000-24,000 hectares of land for accommodating an additional population of 48 lakh by 2021. The policy will allow reevaluation of the private land by the owners through pooling and

re-rendering it to the DDA. There are two categories for land pooling (see box).

But there's a rider: The developed land the owners will get back has to be used as per norms. For instance, of the 60% of land above 20 hectares they get back, 50% has to be used for residential purposes. Of the 40% that will be returned to the 0-20 hectares category, 45% is meant for residential use. Land owners have to hand over 50% of the economically viable section units to DDA, and rest can be disposed of to service personnel working for the city housing societies.



India Today / India / North / Delhi / Story

DDA tweaks land acquisition policy to bring in private builders for the development of five new sub cities in Delhi

KUMAR VIKRAM | MAIL TODAY | NEW DELHI, MARCH 30, 2013 | UPDATED 13:04 IST

In perhaps its most ambitious housing plan ever, Delhi Development Authority (DDA) has tweaked its land acquisition policy to bring in private players for the development of five new sub cities in the Capital.

The new land pooling policy will for the first time see private players acquiring land directly from farmers, a move that will see at least 5-6 lakh new residential units being built in the next seven years.

"DDA has acquired and developed 75,609.84 hectares of land to date. According to the Master Plan of Delhi (MPD) 2021, the city still has 27,628.9 hectares of land. This is where the five sub cities will come up," said a senior DDA official who did not want to be named.

Planners feel there is good reason for liberalising land acquisition. According to current projections, at least 50 lakh people are expected to benefit from this over the next 15 years.

In short, the new land pooling policy approved by Delhi's Lieutenant Governor Tejendra Khanna has paved the way for a major development in the housing sector. The new move replaces the present model of acquisition and disposal of land by DDA under which private developers were not given land directly. This has now been changed. The new policy is to be notified by the Urban Development ministry.

The National Capital Territory of Delhi has been divided into 15 planning zones or divisions named 'A' to 'P' under Master Plan Delhi (MPD)-2021. Development activities in at least five zones will start by this year end.

According to the master plan, nearly 24 lakh residential units are required for an estimated 23 million people by 2021. Delhi has over 1.67 crore residents and by 2021, the population is expected to rise to nearly 2.3 crore which will require an additional 24 lakh houses. The land pooling policy was proposed in the new master plan only to fill the huge gap of residential requirements. This will replace the present model of acquiring and disposal of land by DDA," added the official.

Zone PII is situated along GT Karnal Road in North Delhi. It also includes villages beyond Burari and Sant Nagar. This zone is proposed to cover a population of 19 lakh, including existing settlements.

Private players

Even though the land pooling policy has several elements of public private partnership, landowners - including farmers - can form consortiums and tie-up with private builders or banks to consolidate their land parcels and then develop the land.

"Everybody is talking about vertical growth, construction of high rises. But, we should not forget about traffic, transport, water, sewer and other basic facilities. The authorities should concentrate on these basic requirements, otherwise all the realty development will result into disorder," said Sarkar.

Experts say realty market will Stabilise

Real estate experts said the new land pooling policy will stabilise the rising realty prices in the National Capital Region. The new policy will also give ample opportunities to the developers and will be able to bring in infrastructural development on the outskirts of Delhi. Cushman and Wakefield executive managing director for South Asia Sanjay Dutt said any supply will add to more inventories and will keep realty prices under check.

On the residential opportunities in the Capital, Dutt said, "People will prefer living in Delhi rather than going to remote areas like Gurgaon's Dwarka Expressway or Greater Noida. It is a good opportunity for those already living in Delhi and looking for another investment. If they get properties in Delhi, then, why will they look for options in remote places?" Dutt said it will also provide the much awaited opportunities to foreign investors who look for cities like Delhi and Mumbai for investment. "New investment opportunities in Delhi will surely attract the foreign investors. If the rules are foreign investors compliant they FDI money may come into these projects," he added.

Jones Lang LaSalle chairman and country head Anuj Puri said Delhi and NCR areas comprise about 50 per cent of Indian realty sector and the large-scale residential development will keep the land prices under control. Developers also welcomed the policy saying that it will impact the realty prices on Dwarka Expressway. Radicon Infrastructure chairman D.C. Sharma said: "Prices in Dwarka Expressway are very high. If one gets opportunities to buy flats at similar rates in Delhi, then why would an investor go to Dwarka Expressway? As a result, it will impact the realty markets there."

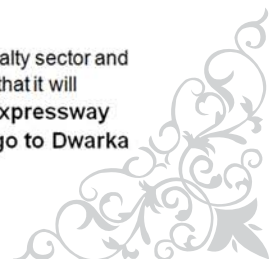
INDIA
TODAY
Making Sense of India

THE WAY AHEAD

- Master Plan-2021 projects that an additional 24 lakh houses will be needed by 2021
- With public-private partnership nearly 14 lakh new residential units will come up in five new zones
- Master plan provides for greater floor area ratio paving the way for vertical growth in these areas
- The developer can construct and sell flats on 40 per cent of the land surrendering 60 per cent to the DDA for infrastructure development if the land size is between 3 and 20 hectare. For plots larger than 20 hectare, constructions can be done on 60 per cent of the plot

MASTER PLAN-2021 ESTIMATES

- 1,380 million gallon daily (MGD) of water will be required against the 650 MGD in 2001
- 1,100 MGD sewerage disposal capacity will be needed against 512 MGD in 2001
- 8,800 MW power supply will be needed against 2352 MW in 2001
- 55,000 km of roads will be required as against 28,000 km roads in 2001





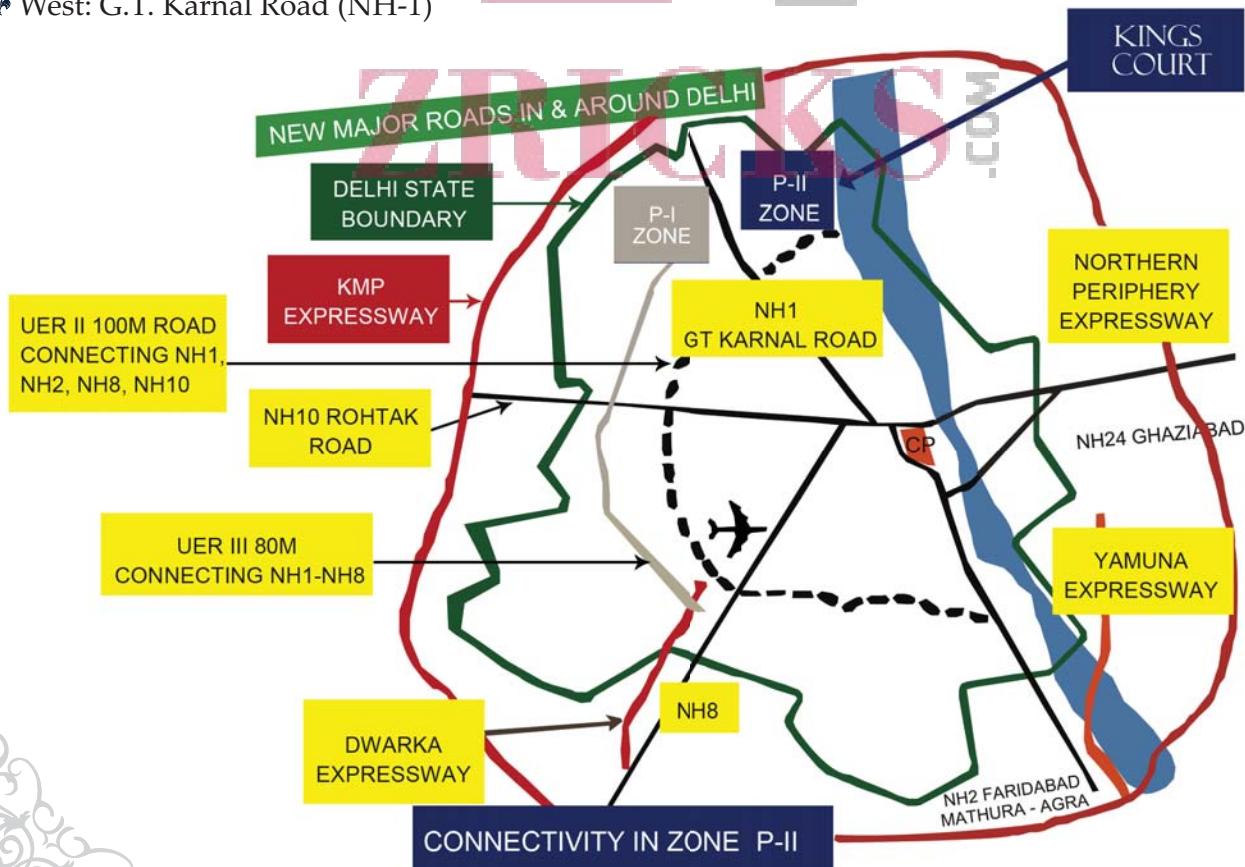
Location of Zone P-II

P-II Zone is located in North Delhi to the East of NH-1, otherwise known as G.T. Karnal Road. Zone P-II is connected with central Delhi and its periphery through a network of expressways. Zone P-II comprises of Bhalaswa Dairy, Jahangirpuri, Bankoli, Bhakhtawarpur, Burari, Hiranki, Ibrahimpur, Jharoda Majra, Kamalpur, Tajpurkalan, Tiggipur and Palla to name a few. This zone is extremely well connected with Delhi's internal arterial road network, providing easy access to Central Delhi, Gurgaon and Noida. Its close proximity to the NH-1, Urban Extension Road-II and Urban Extension Road-III allows for smooth travel state wise also.

The life line of this new sub city will be a 100m urban expressway road known as UER-II, which will originate at Zone P-II and intersect with the NH-1 (GT Karnal), NH-10 (Rohtak), NH-8 (Jaipur) and eventually NH-2 (Faridabad, Mathura, Agra). On completion, this UER II will enable driving to the Airport and South Delhi in just 20 minutes.

Zone P-II is located in North Delhi

- ❖ North: NCTD/ Haryana Boundary
- ❖ South: NCTD Boundary/ Outer Ring (Road 90m)
- ❖ East: River Yamuna
- ❖ West: G.T. Karnal Road (NH-1)





SUNDAY TIMES OF INDIA, NEW DELHI FEBRUARY 13, 2011

Work starts on three new bypasses in city

Mahipalpur To Come Closer To Rohini, Narcla

By Bharti Bhargava

DECONGESTING DELHI
New DELHI: To decongest Delhi's main roads, Delhi Development Authority (DDA) has started work on three urban arterial roads. The roads are Mahipalpur to Narcla, Narcla to Rohini and Rohini to Mahipalpur. The roads are being developed as part of the Metro 2021 project. The roads are being developed as part of the Metro 2021 project. The roads are being developed as part of the Metro 2021 project.



The first road will connect Mahipalpur to Narcla. The second road will connect Narcla to Rohini. The third road will connect Rohini to Mahipalpur. The roads are being developed as part of the Metro 2021 project. The roads are being developed as part of the Metro 2021 project. The roads are being developed as part of the Metro 2021 project.

MPD 2021 and the Metro

Influence zones to be created along stations will have tall buildings

By HT Estates Correspondent

As you envisage the Metro 2021 project, you might have also been thinking about the Metro 2021 project. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi.

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नवभारत दृष्टांत, नई दिल्ली, शुक्रवार 3 फरवरी 2011

द्वारका से सीधे रोहिणी का शॉर्टकट

डीडीए की एक्सप्रेसवेन सड़कें, आउटर रिंग रोड और साउथ दिल्ली हंगी कनेक्ट



The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi.

सच होगा अपने प्लेट का सपना

डीडीए की मुहर, बिल्डर बनाएंगे प्लेट नहीं रहेगी प्लेटों के लिए मारामारी

The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi.

Metro plans more spacious stations

Wider Platforms, 50% More Space Although Station Size Will Shrink

By HT Estates Correspondent

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ENDING THE SQUEEZE

An Alternative to the Metro 2021 Project

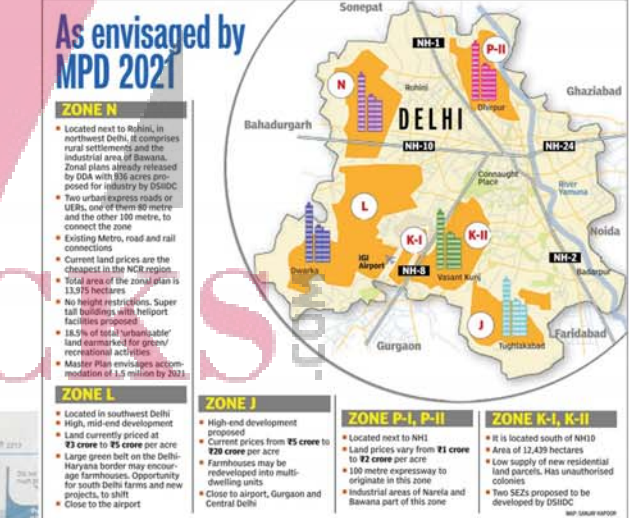
By HT Estates Correspondent

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एस्टेट्स
गुड़गांव-नोएडा से सस्ता मिल सकेगा दिल्ली में आशियाना

As envisaged by MPD 2021



डीडीए बैठक में लैंड पुलिंग योजना को मिली मंजूरी

मरीचों के लिए बन चुके मकानों के अंदरून पर जल्द बनीगी नीति

अधिकांश के बाद इस्तेमाल नहीं तो वपस लेकर बना सकते हैं मकान

The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi.

twitter window

नई दिल्ली से जुड़ेंगे दिल्ली के गांव

राह आसान : दिसंबर तक बन जाएंगे 4 लेन के तीन नए कॉरिडोर




The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi. The Metro 2021 project is a major infrastructure project in Delhi.

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Gazette Notification of Zone P - II



DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)
6th Floor, Vikas Minar, New Delhi

NOTICE

**Notice under Section 11 of the
Delhi Development Act, 1957
(61 of 1957)**

a) The Central Government under Sub-Section (2) of Section 9 of the Delhi Development Act, 1957 has approved Zonal Development Plan for Zone P-II (North Delhi) under MPD-2021.

b) A copy of the plan as approved may be inspected at the office of Director (Planning) NP & 'C' Delhi Development Authority, DDA Office, 11th floor, Vikas Minar, I.P. Estate, New Delhi between the hours of 11.00 A.M. to 3.00 P.M. on all working days.

File No. F.4(4)2008/MP/Pt.IV A/Part
Dated: 02/08/2010
New Delhi.

sd/-
(D.SARKAR)
COMM.-CUM - SECRETARY,
DELHI DEVELOPMENT AUTHORITY

Please "Visit DDA website : dda.org.in" or Dial 39898911





Features of Zone P-II

P-II Zone is located in North Delhi and comprises of 8,534 hectares in total. The MPD 2021 subdivides the entire urban area under P-II Zone into 13 Sectors for the purpose of development. Each sector contains multiple land use categories. P-II sub city, which is 40% larger than Dwarka, when fully developed, will provide housing facilities to over 4.22 Lakh families from all income groups.

Approx 3,235 hectares have been declared as a residential zone with 1,100 hectares comprising existing settlements and the remainder 2,135 hectares proposed for new development.

- ✦ Located in North Delhi on the eastern side of NH-1 (G.T. Karnal Road).
- ✦ Land mass 40% larger than Dwarka sub-city.
- ✦ Ground water level sufficient to cater to 20L residents for the future needs.
- ✦ Three major connecting expressways named as Urban Extension I, II and III (80m, 100m & 80m) originating in this sector and connecting with NH-1, NH-10 (Rohtak Road) and NH-8 (Jaipur) intersecting at Narela, Rohini, Dwarka and the airport.
- ✦ First metro reaching in DMRC Phase-III, originating from Mukundpur in P-II to Yamuna Vihar. Additionally Metro Stations have been provisioned in each sector in MPD 2021.
- ✦ Mega Exhibition cum Fair Ground on the lines of Pragati Madan near to Sector III. Similarly a mega Amusement Park adjacent to the Exhibition centre.
- ✦ Full blown River Front boulevard with Walk Ways and Cycle Paths with a Leisure Park along the river side boundary stretching 11.5 Km.
- ✦ Super tall structure buildings provisioned in Sector V and VI with wide spread City Park. These complexes of tall buildings shall benefit from helipad facilities and form some of Delhi's newest modern landmarks.
- ✦ A number of Medical Colleges/ Hospitals, general and Engineering colleges, as many as 135 Schools, along with Sports and Recreation Centres.
- ✦ Electrical sub-station, water treatment plant already existing and operational. This will be further expanded to cater to an increased population in this zone.
- ✦ This zone is well connected with important Delhi landmarks with CP just 19 Km, ISBT 16 Km and Delhi University 8 Km. Not to mention just 20 minutes drive to the Airport, 30 minutes to Gurgaon and 40 minutes to Noida.





Key Highlights MPD 2021 for Zone P-II

- ✦ Participatory approach – involving the private sector in the assembly and development of land.
- ✦ Incentivized redevelopment with additional FAR, wherever applicable.
- ✦ Removal of height restrictions in certain areas for better utilization of land and development of modern landmark structures.
- ✦ Safeguard natural drainage patterns, secure area from flood and develop major storm water drainage points.
- ✦ Further liberalizing the mixed use of land by integrating living, work space and transportation infrastructure.
- ✦ FAR/ FSI enhancement together with ground coverage enhancement.
- ✦ Provide housing with physical and social infrastructure for all sections of people for balanced and integrated development.
- ✦ Upgrade and modernise existing industries and give recognition to new industries like IT and ITES.
- ✦ Integrate multimodal public transport system to reduce private transport on road.
- ✦ Restructure existing transport network through expressways, elevated roads, arterial, distributor and relief roads.

Advantages of MPD 2021 in P-II Zone

P-II Zone has been planned in line with these objectives and has been designated as a High Rise Residential zone; hence plotted development is being discouraged. According to projections in the Masterplan, nearly 24 Lakh residential units are required for an estimated 23 million people by 2021. The DDA has earmarked land at Zone P-II for raising residential projects to cater for this surplus demand for residential units. Careful planning of Zone P-II under the MPD will ensure the proper development of the sub city making it an attractive place to live and work. The provisions of the plan will cater to the needs of the residents with health, education, social and recreational infrastructure being adequately provisioned.

Unique Urban Design of Land Use Plan

To achieve a more sustainable sub-city, DDA has adopted a Land Use plan with a unique urban design. To accommodate the projected population growth the urban extension areas are to be planned with a density of 250-300 persons per hectare with P-II estimated to accommodate approximately 19 Lakhs, including existing settlements. P-II Zone is suitable for super tall building with Helipad facility, being far away from the Air Funnel. This will not only change the skyline of Delhi by encouraging High Rise development but also attract international investors to develop state of the art urban design projects.



Delhi's Skyline May go the Shanghai Way

A guide to MPD 2021

Master Plan basics
It is a document that lays down the extent of urbanisation of a city based on incremental population, taking into account its infrastructure and recreational space requirements. In short, it lays down the total landmass that will be brought into development. Master Plans for cities are worked out on a cyclical basis with a 10- to 20-year outlook.

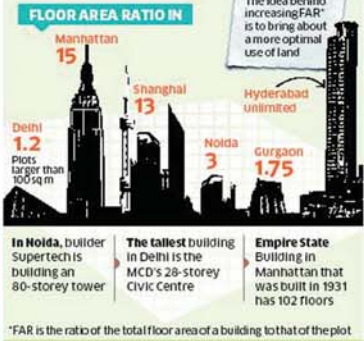
MPD's basic tenets
The Master Plan Delhi (MPD) 2021 envisages increase in the supply of dwelling units in the city through private sector participation. This is the paradigm shift via a viable plan. It encourages development of infrastructure and knowledge-based industries in Delhi. This will create skilled job opportunities and improve the quality of life in Delhi.

This MPD is different
This is seemingly the last Master Plan of Delhi in terms of landmass. This Master Plan covers the landmass of the city state - 1483 sq km. Such an opportunity for land will not exist in the future but work on redevelopment and highrise development will continue.

Status of the Master Plan 2021
■ MPD 2021 notified vide gazette notification number 50441 in February 2020
■ 15 zonal plans notified in June 2020
■ Sub-zonal/sectoral plans currently under development
■ Policy of land pooling through public-private partnership currently under public debate

■ Farmhouse/Country Homes policy notified. Awaiting 30-day objection period
■ Leading developers/financial institutions/FINIs have already appraised land parcels for future development
■ UER2 already tendered. Construction started
■ UER1 likely to be notified soon

Vertical Limits



Three main policies under Master Plan Delhi 2021

POLICY 1
FARMHOUSE/COUNTRY HOMES POLICY

It governs three distinct areas. First is the availability of contiguous land parcels for future development. Second is the availability of land to the government for infrastructure and the third aspect relates to a fair policy towards the current land owners and their participation in the development process. As for its impact, owners will be able to get better value of land. It'll be open to public debate by the second quarter.

POLICY 2
LAND POOLING POLICY

It governs three distinct areas. First is the availability of contiguous land parcels for future development. Second is the availability of land to the government for infrastructure and the third aspect relates to a fair policy towards the current land owners and their participation in the development process. As for its impact, owners will be able to get better value of land. It'll be open to public debate by the second quarter.

POLICY 3
INCREASED FAR POLICY

Delhi has 11,000 hectares of land under the green belt. The city has to accommodate a population of one crore within the urbanisable area of L, M and N zones over the next couple of decades. To create dwelling units and commensurate infrastructure, going vertical has become a necessity. To facilitate that, the government is mulling an increase in floor area ratio (FAR) from 400 to 600 as against the current notified level of 300. More units, thus, will be created.



Delhi housing plan: Year 2021

Delhi: Turning unaffordable, but hopes high
With almost all areas of the Capital out of reach, the contours of the new development policy under the MPD 2021 is keenly awaited

PROJECT	ADDRESS	TYPE	AREA (sq ft)	FLOOR HEIGHT
Project 1	South Delhi	Residential	1,00,000	15
Project 2	North Delhi	Commercial	50,000	20
Project 3	West Delhi	Mixed Use	75,000	18

Delhi's urban landscape by 2021

The Master Plan 2021 has allocated 277 sq km for future urbanization in Delhi by 2021, says ET Realty

The Master Plan of Delhi has been done to drive urbanisation in the city. It is a long-term plan that will guide the city's growth over the next 20 years. The plan is based on the current population of 16.7 crore and projects a population of 22.5 crore by 2021. The plan also takes into account the city's infrastructure and recreational space requirements.

गुड़गांव-नोएडा से सस्ता मिल सकेगा दिल्ली में आशियाना

एस्टेट्स

एशियाना

दिल्ली में आशियाना के नए फ्लैट्स गुड़गांव और नोएडा से सस्ता मिल सकेंगे। एशियाना के नए फ्लैट्स गुड़गांव और नोएडा से सस्ता मिल सकेंगे। एशियाना के नए फ्लैट्स गुड़गांव और नोएडा से सस्ता मिल सकेंगे।

High-rises only way to go for Delhi: Nath

Times News Network
New Delhi: Union urban development minister Kamal Nath on Monday injected a sense of urgency into the entire process of review of the city's master plan by insisting that vertical development was the only way to go and that "planning has to be driven by market forces".

Speaking at a Delhi Development Authority (DDA) workshop on Review of Master Plan of Delhi 2021, he said if there were no high-rises, slums would proliferate in the city. That the infrastructure is



ing at a Delhi Development Authority (DDA) workshop on Review of Master Plan of Delhi 2021, he said if there were no high-rises, slums would proliferate in the city. That the infrastructure is

graoning under the weight of increasing numbers and quality of life deteriorating in the cramped lanes of once upmarket colonies didn't seem to weigh too much on the minister's mind.

UD minister presses for vertical growth

Favours Increasing Floor Area Ratio, Indicates Major Changes In Delhi Master Plan-2021

Times News Network
New Delhi: Union development minister Kamal Nath on Friday made a strong push for liberalising floor area ratio (FAR) for commercial projects in the city as part of a redevelopment plan that will allow a better balance of people and property owners but may adjust the capital's cranking infrastructure to meet growth.

DEVELOPMENT VISION

Amendments Suggested for Master Plan 2021 review

- 23
- Accommodating community services and recreational prime housing projects by increasing the allowed floor area ratio (FAR) to 1200 sq m to 1200 sq m (1200 FAR)
- Adopting organic housing projects in industrial areas
- Making areas for educational facilities more flexible by allowing residential housing/working-class areas
- Enabling residential use in 120 lots in industrial plots
- Making areas more flexible for development of clusters
- Making areas more flexible for industrial concentration in non-conforming areas

Supports under consideration

- Greater flexibility in transit-oriented development
- Review of master plan of industrial areas
- Facilitation of green building design by

proposed additional FAR

- Higher FAR for residential, mixed etc.
- Reduction of FAR in industrial areas
- Simplification of building approval process
- Norms to build multi-story parking

UD minister presses for vertical growth. He said that the current Master Plan of Delhi is based on a population of 16.7 crore and projects a population of 22.5 crore by 2021. The plan also takes into account the city's infrastructure and recreational space requirements.

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BENEFITS OF LIVING AT P-II ZONE

Recreational

Zone P-II has a very wide green coverage in the form of orchards, forest and farmlands. In addition, about 941 hectares of land has been proposed for Recreational and Green Use, in the form of district, city and community parks, playfields and roadside greenery. Zone P-II shall also include a City Park of 150 hectares to encourage Socio-cultural integration, having a Museum, Art Galleries, Library, Auditorium, Concert Hall, Open Air Theatre, Conventional Hall, Dance, Drama and Music Centres etc.

Green Area

The Green cover in this zone will make up 15-20% of the total, extending from the NCTD boundary up to a depth of one peripheral revenue village, wherever possible, with permissible activities.

- ✦ **Bhalaswa Lake Complex** to be developed as an integrated tourist complex with a Lake & 9 Hole Golf Course (102 hectares).
- ✦ **Amusement Park** at the junction of NH-1 and UER-I extension road (20 hectares).
- ✦ **International Exhibition cum fair ground** on the lines of Pragati Madan on the north-eastern side of the sub-city, P-II zone (50 hectares).
- ✦ **National Science Park** near Kuraini as a major component to strengthen the overall attractiveness of the sub-city (4 hectares).
- ✦ **Recreational areas**, sports facilities, bio-diversity park, bird sanctuaries, boulevards etc. as part of the Yamuna River front development.
- ✦ **Millennium/Memorial Park** at the existing land fill site in the corner of NH-1 and outer ring road junction on the eastern side, to enhance the aesthetic image of the sub-city.
- ✦ **Leisure Valley and River Front Boulevard** of pedestrian and cycle paths.

Industrial & Commercial

Also 266 hectares in Zone P-II has been proposed for hi-tech electronic industry along NH-I. In addition 282 hectares, for commercial use in the form of a DAMB wholesale fruit and vegetable market of 28 hectares on NH-1, 20 hectares for wholesale trade in Sector-II, 16 community and 4 district centres.

Transport

Public Transport System in P-II zone will be accessible within 0.5 – 1 Km walking distance. A Metroline on the east-west and north-south diversion will provide linkages with the main city and other sub-cities. Three major arterial roads UER I, II and III of 80m, 100m and 80m are proposed between GT Karnal Road (NH-1) to Rohtak Road (NH-10) and NH-8 passing through Narela, Rohini and Dwarka, intersecting also at the airport.



Becoming a Member

Revanta Welfare Society shall endeavour to provide Kings Court comprising of well designed Three Bedroom Apartments. There will be two options to choose from; one with a Servants Quarter and one without. **The number of apartments shall be decided after receiving sufficient number of bookings of apartments. We shall not be levying any additional charges for PLC. Being a society registered under the Societies Act, we would not be expected to make any preferential allotment with respect to particular floor or location. Allotment is purely on a Draw basis presided over by the registrar. We hope you will appreciate that every member must be given an equal footing. Hence, we shall not entertain any such requests from any member.

Availability of Membership

Allotment and approval of membership is purely on first come first serve basis.

Payment Schedule

The payment shall consist of two parts; Land Cost and Construction Cost. Payment towards the land cost will be deposited immediately along with application form duly filled in. Land cost is Rs. 1,100 per Sq Ft. Once construction commences a Construction Linked Payment Plan (CLPP) will be designed and all members shall adhere strictly to the said plan.

Cost Escalation

The Land Cost is fixed as on date. There will be no escalation on the Land Cost parameter. With regard to Construction Cost, we have taken into consideration our Architects estimation. The estimate is based on possible prices of construction material in the year 2014. However, any major escalation in the basic cost of the materials will be factored into the costing and shall be shared by all members proportionately, along with any additional charge levied by any competent authority.

Estimated Timeframe for Completion and Possession

Going by current indications we have all the reasons to estimate construction to begin latest by 2014. Since this is a new project area with open land, the construction is likely to progress at a swift pace. Hence we estimate a completion time of 36 – 48 months from the start of construction but the same also may vary depending upon the permission and approvals mandated by law.

Surrender of Membership

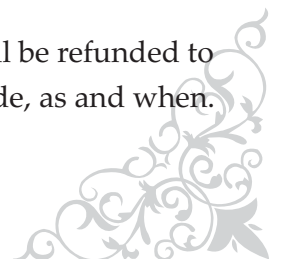
A member can surrender his/her membership by written application from the original member and the amount shall be refunded as follows:

Share Money: ₹ 100

Refund: Full amount received to date including Land Cost, Construction Cost etc, shall be refunded to the member when any new member replaces him/ her, then only a refund shall be made, as and when.

Transfer: The member can transfer his/ her membership without paying any charges.

***An NOC will be required before the transfer of membership.**





Revanta Welfare Society

We are a Welfare Society registered by the name of Revanta Welfare Society. Our mission as a society is to provide Good Quality Housing at Affordable Pricing to our Members. A copy of our Society Registration Certificate, No. S/RS/SW/0924/2013, is enclosed herein for your reference.

Revanta Welfare Society offers a variety of Housing Schemes to suit the needs of our members. The Management of Revanta Welfare Society understands the importance of providing good quality residential apartments at affordable pricing. Our vision focuses on delivering homes of quality construction combined with modern amenities. In summary, we strive to deliver convenience living.

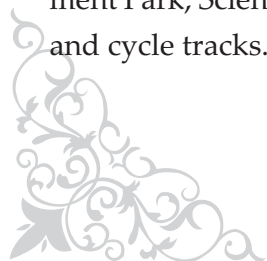
We have identified Delhi's newest Sub-City, Zone P-II as our area of focus, offering excellent potential for future homes for our members.

Kings Court

Kings Court will be an exclusive community of three bedroom apartments catering to the needs of a like minded society. Comprising of an open plan living environment, it offers spacious and well structured accommodation with an abundance of natural light. There will be two options to choose from; one with a Servant's Quarter and one without. Kings Court shall enable families, couples, and extended families to own a home in Delhi – 36 and enjoy a lifestyle of solitude combined with convenience living.

The three bedroom apartments shall be finished to the highest standard with neutral colouring to promote the flow of light giving a fresh and homely feel. A carefully planned layout shall ensure optimum space utilization with room proportions. The complex facilities will satisfy your every need with a gymnasium, swimming pool, party room, yoga area, amphitheatre and play zone. Not to mention the lush green surroundings and meandering pathways throughout the gardens. Enjoy the benefit of designated parking, power back-up and high end security systems while living at Kings Court. The design and planning caters to all income groups offering a selection of furnishing packages. So whether you want a fully furnished ready to move apartment or a blank canvas to make your own, Kings Court has made provision for all members.

Living at Kings Court, you shall benefit from the directives of the Master Plan of Delhi 2021, which has designated Zone P-II as a High Rise Residential Zone. This emphasis on High Rise development will allow for better planning and use of recreational and green areas, to include a Leisure Valley, River Front Boulevard, 9 Hole Golf Course, City Parks, Bhalaswa Lake Complex, Mega Exhibition Centre, Amusement Park, Science Park, and a network of playgrounds and green spaces interconnected with pedestrian and cycle tracks.





SALIENT FEATURES

After a long day at the office, have a cool dip in the **swimming pool**.

Healthy lifestyle means a healthy body, so keep fit at our **fully equipped gymnasium**.

Relax your mind and soul and unwind with some yoga at our **exclusive residents club**.

Gather with members and family at our **party room** for games and celebrations.

Enjoy peace of mind with our **3 tier international standard security** with CCTV and video door phones.

Live Green, reuse and recycle with our **rain water harvesting system**.

Catch up with friends in the **manicured lawns** while the children enjoy the **play zone and outdoor amphitheatre**.

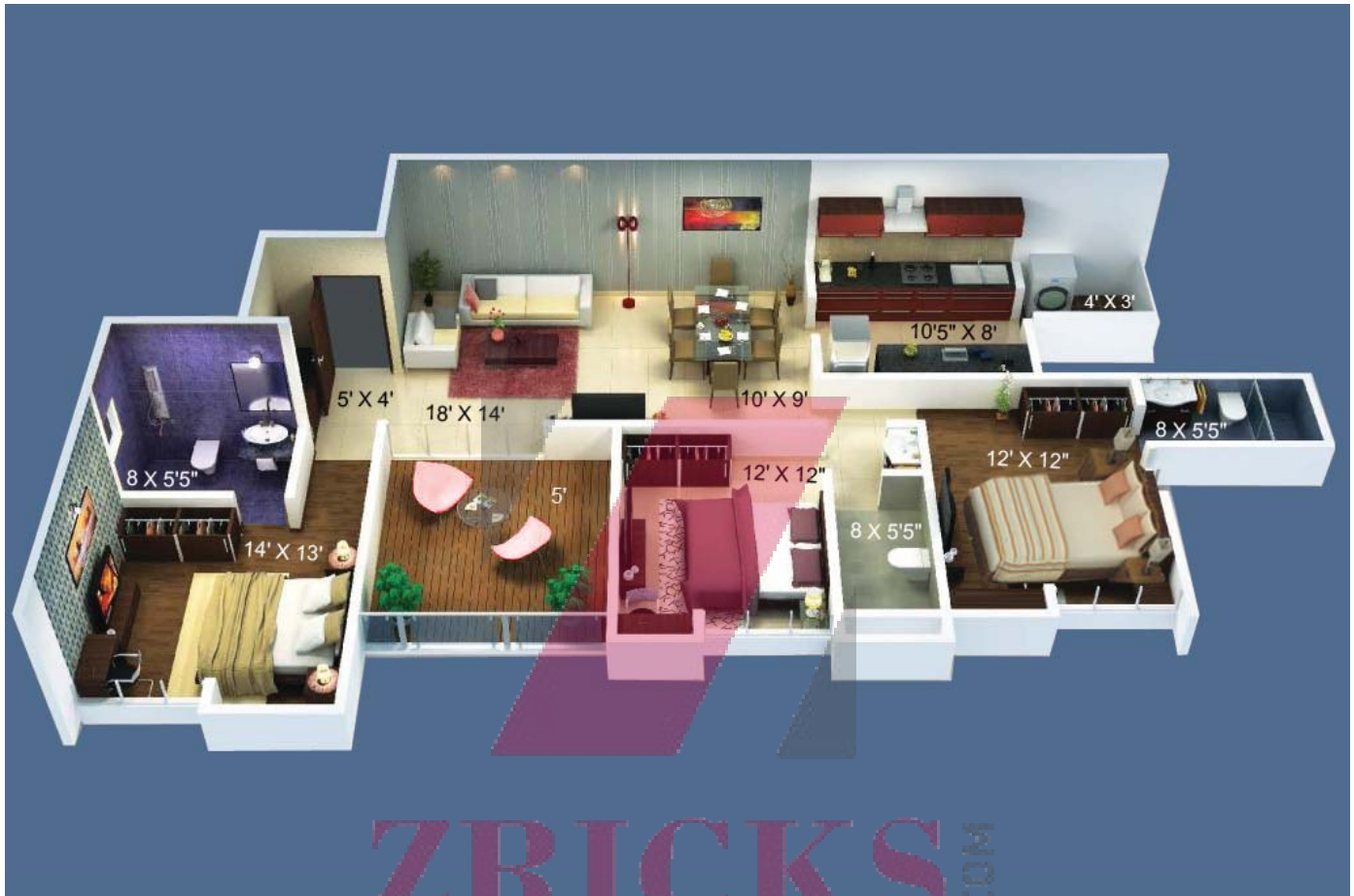
Live comfortably with our **100% power back-up and fire protection systems**.



These are conceptual images and the actual may vary.



Tentative Floor Plan 3 Bedroom 1,575 Sq Ft * (Super Area)



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1,575 Sq Ft	Semi Furnished @ Rs. 1,600 Per Sq Ft Construction Cost	Fully Furnished @ Rs. 2,200 Per Sq Ft Construction Cost
Land Cost @ 1,100 per Sq Ft	₹ 17,32,500	₹ 17,32,500
Construction Cost	₹ 25,20,000	₹ 34,65,000
Cost for Car Parking (Two)	₹ 2,00,000	₹ 2,00,000
Total Cost per Apartment	₹ 44,52,500	₹ 53,97,500
Total Cost per Sq Ft	₹ 2,827	₹ 3,427

*Construction Cost & Car Parking charges as per construction linked payment plan.

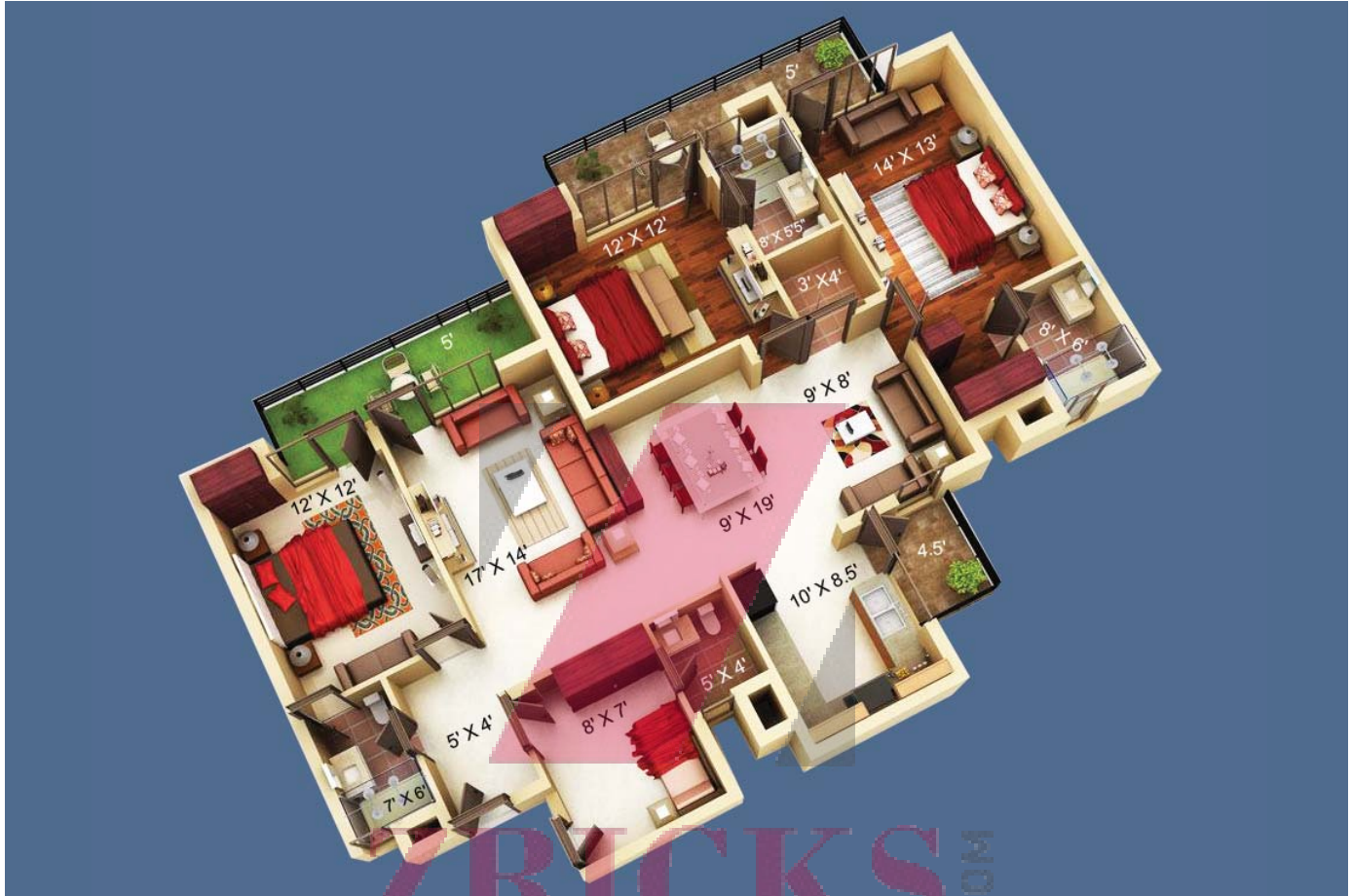
*Plus any additional charges levied by any competent authority.

*All Floor Plan area dimensions and specification are indicative and subject to change as decided by any competent authority.

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Tentative Floor Plan 3 Bedroom + Servant Quarter 1,775 Sq Ft * (Super Area)



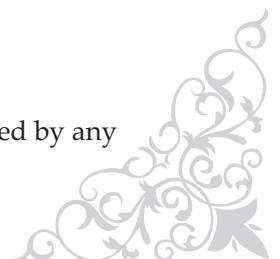
1,775 Sq Ft	Semi Furnished @ Rs. 1,600 Per Sq Ft Construction Cost	Fully Furnished @ Rs. 2,200 Per Sq Ft Construction Cost
Land Cost @ 1,100 per Sq Ft	₹ 19,52,500	₹ 19,52,500
Construction Cost	₹ 28,40,000	₹ 39,05,000
Cost for Car Parking (Two)	₹ 2,00,000	₹ 2,00,000
Total Cost per Apartment	₹ 49,92,500	₹ 60,57,500
Total Cost per Sq Ft	₹ 2,813	₹ 3,413

*Construction Cost & Car Parking charges as per construction linked payment plan.

*Plus any additional charges levied by any competent authority.

*All Floor Plan area dimensions and specification are indicative and subject to change as decided by any competent authority.

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Kings Court offers a choice of two construction payment plans, so you may opt for a fully furnished apartment at Rs. 2,200 per Sq Ft with designer modular kitchen, high end security systems and ready to move with air conditioning in place. Secondly you may choose a standard finish with paint, flooring, ceiling, lights and fans; allowing for you to make your own choices according to taste, at Rs. 1,600 per Sq Ft.

Semi Furnished
@ Rs. 1,600 Per Sq. Ft. Construction Cost

Fully Furnished
@ Rs. 2,200 Per Sq. Ft. Construction Cost

APARTMENT FEATURES

- ❖ Freehold 3BHK Property with Registry.
 - ❖ Finish includes POP, paint, flooring, ceiling, lights and fans.
 - ❖ Passenger and Service elevators provisioned in each tower.
 - ❖ Provision for piped gas.
 - ❖ Spacious and well structured layout.
 - ❖ Optimization of natural light.
- ❖ Freehold 3BHK Property with Registry.
 - ❖ Fully furnished and ready to move.
 - ❖ Finish includes POP, paint, flooring, ceiling, lights and fans.
 - ❖ Passenger and Service elevators provisioned in each tower.
 - ❖ Provision for piped gas.
 - ❖ Spacious and well structured layout.
 - ❖ Optimization of natural light.

BUILDING SPECIFICATIONS

- ❖ Reception and waiting lounge in every tower
 - ❖ Passenger and service elevators of Mitsubishi / OTIS or equivalent make in each apartment block
- ❖ Reception and waiting lounge in every tower
 - ❖ Passenger and service elevators of Mitsubishi / OTIS or equivalent make in each apartment block



KINGS COURT

Life Beyond Expectation





Semi Furnished
@ Rs. 1,600 Per Sq. Ft. Construction Cost

Fully Furnished
@ Rs. 2,200 Per Sq. Ft. Construction Cost

LIVING ROOM / DINING ROOM

- ✦ POP punning with plastic emulsion (velvet touch) paint
- ✦ Flooring would be vitrified tiling
- ✦ Doors and Window frames shall be of teak

- ✦ POP punning with plastic emulsion (velvet touch) paint
- ✦ Air conditioning shall be provided
- ✦ Flooring would be imported marble
- ✦ Doors and Window frames shall be of teak



These are conceptual images and the actual may vary



Semi Furnished
@ Rs. 1,600 Per Sq. Ft. Construction Cost

Fully Furnished
@ Rs. 2,200 Per Sq. Ft. Construction Cost

KITCHEN

- ❖ Counter shall be of granite slab
- ❖ Stainless steel sink with drain board
- ❖ Single lever hot and cold water
- ❖ Provision for piped gas supply
- ❖ Doors and Window frames shall be of teak

- ❖ Designer modular kitchen
- ❖ Chimney with exhaust fan
- ❖ Geysers of Venus heavy duty or equivalent make in kitchen
- ❖ Designer / Modular woodwork and fittings
- ❖ Floor / counter / walls shall feature a combination of high quality granite / imported marble
- ❖ Stainless steel sink with drain board
- ❖ Single lever hot and cold water
- ❖ Provision for piped gas supply
- ❖ Doors and Window frames shall be of teak



These are conceptual images and the actual may vary.



<p>Semi Furnished @ Rs. 1,600 Per Sq. Ft. Construction Cost</p>	<p>Fully Furnished @ Rs. 2,200 Per Sq. Ft. Construction Cost</p>
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BEDROOM

- | | |
|--|---|
| <ul style="list-style-type: none"> ✦ POP punning with plastic emulsion (velvet touch) paint ✦ Flooring would be of wood. ✦ Doors and Window frames shall be of teak | <ul style="list-style-type: none"> ✦ POP punning with plastic emulsion (velvet touch) paint ✦ Air conditioning shall be provided ✦ Flooring would be imported marble or imported wood ✦ Designer wardrobes, cupboards, almirahs ✦ Doors and Window frames shall be of teak ✦ High quality fittings of Indian / imported makes |
|--|---|



These are conceptual images and the actual may vary.





Semi Furnished @ Rs. 1,600 Per Sq. Ft. Construction Cost	Fully Furnished @ Rs. 2,200 Per Sq. Ft. Construction Cost
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BATHROOM

- | | |
|--|--|
| <ul style="list-style-type: none"> ✦ Chinaware, imported / high class wall hung W.C. and matching wash basin. ✦ Single lever C.P. fittings of Indian make. ✦ Walls with plastic emulsion paint. | <ul style="list-style-type: none"> ✦ Single lever C.P. fittings Groe / Hans Grohe / Jaguar or equivalent make ✦ Glass on patch fitting or cubical shower as per specially designed scheme ✦ Chinaware, imported / high class wall hung W.C. and matching wash basin ✦ Fitted with exhaust fan, mirror, towel rack / rod ✦ Geysers of Venus heavy duty or equivalent make in all attached bathrooms ✦ Walls with blend of imported marble and texture paint up to ceiling |
|--|--|



BALCONY

- | | |
|--|---|
| <ul style="list-style-type: none"> ✦ Simple flooring ✦ External walls in texture paint with stone finish | <ul style="list-style-type: none"> ✦ Tiled flooring ✦ External walls in paint with stone finish |
|--|---|

These are conceptual images and the actual may vary.



DOMESTIC FACILITIES

- ✦ Electric load appropriate for each apartment
- ✦ 100% Power back-up
- ✦ Wireless internet facilities provisioned for all apartments
- ✦ Hydraulic pressure water system
- ✦ Fire protection systems
- ✦ 24 hour treated water supply
- ✦ Water softening plant
- ✦ Modular range switches, sockets, MCBs etc.
- ✦ Fan in bedroom, lobby, kitchen and drawing / dining room
- ✦ Two wall lights fixed in bedroom
- ✦ Ceiling lights in lobby, kitchen and dining room

DOMESTIC FACILITIES

- ✦ 3 Tier international standard Security System
- ✦ CCTV and Video door phone**

RECREATIONAL & HEALTH FACILITIES

- ✦ Exclusive residents club equipped with unisex
- ✦ gym and cable TV / Dish TV
- ✦ Sports facility with swimming pool and games area.
- ✦ Club house with party room, multipurpose hall, yoga area**

EXTERNAL FEATURES

- ✦ Manicured lawns in common areas with proper street lighting
- ✦ External walls in texture paint with stone finish
- ✦ Designated car parking

ENVIRONMENTAL FEATURES

- ✦ State of the art waste water recycling plant
- ✦ Rain water harvesting

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CERTIFICATE OF SOCIETY REGISTRATION



CERTIFICATE OF REGISTRATION
UNDER SOCIETIES REGISTRATION ACT XXI OF 1860
REGISTRATION NO. S/RS/SW/ 0924 /2013

I hereby certify that "REVANTA WELFARE SOCIETY"

Located at "H. No. 21/2, Mandir Enclave, Pochan Pur Enclave, Najafgarh, New Delhi - 110043" is registered under.

SOCIETIES REGISTRATION ACT OF 1860.

Given under my hand at Delhi on this 22TH DAY OF MARCH, 2013.

Fee of Rs. 50/- Paid.

Seal



Registrar of Societies
Delhi

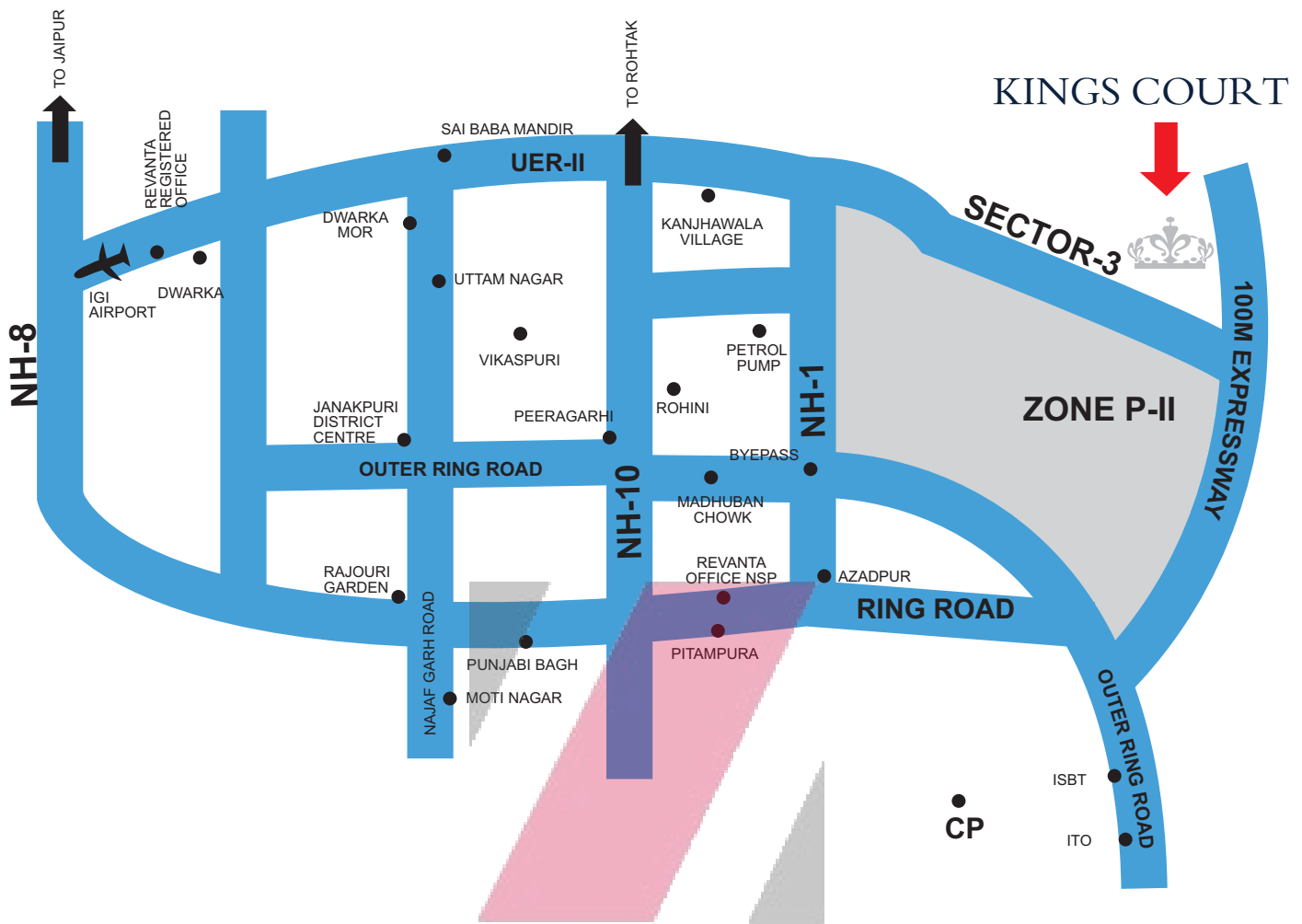

(JAI BHAGWAN)

REGISTRAR OF SOCIETIES
DISTRICT SOUTH WEST
GOVT. OF NCT OF DELHI
NEW DELHI

o/c

* This documents certifies registration under the society Registration Act, 1860. However, any Govt. department or any other association/Person may kindly make necessary verification (On their own) of the assets and liabilities of the society before entering into any contract/assignment with them.*

Location map for Zone P-II



Distance from Main Delhi Landmarks

- ✦ NH-1 – 5 Km
- ✦ Karnal Bye Pass – 9 Km as Mukraba Chowk
- ✦ ISBT – 16 Km
- ✦ Connaught Place – 19 Km
- ✦ Airport through new UER-II 20 Minutes

Drive

Closest Landmarks

- ✦ Subhash Chowk – 2 Km
- ✦ Lavanya Motel & Resort – 5 Km
- ✦ Splash Water Park – 5 Km
- ✦ Mukarba Chowk – 9 Km
- ✦ Rohini / Netaji Subhash Place – 13 Km

Disclaimer

This Floor Plan booklet is purely conceptual and not a legal offering. The information and specifications are subject to change and may vary from the actual development. This publication should not be construed in any way as a legal offer or invitation to offer. All images are an artistic conceptualization and do not purport to replicate the exact product.



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