

**GOVERNMENT OF INDIA  
URBAN DEVELOPMENT  
LOK SABHA**

UNSTARRED QUESTION NO:82

ANSWERED ON:22.02.2011

STATUS OF FARM HOUSES

Jaiswal Shri Gorakh Prasad ;Laguri Shri Yashbant Narayan Singh

**Will the Minister of URBAN DEVELOPMENT be pleased to state:**

- (a) the status of farm houses in Delhi as on date;
- (b) whether construction activities are permitted in such premises;
- (c) if so, the details thereof and the relevant provisions permitting/restricting the same;
- (d) whether the Municipal Corporation of Delhi and the Delhi Development Authority have failed to implement such provisions; and
- (e) if so, the reaction of the Government thereto and the action taken against the persons responsible in this regard alongwith the outcome thereof?

**Answer**

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT(SHRI SAUGATA ROY)

(a) : Farm house is a permitted activity in "Green Belt" as per the provisions of Master Plan of Delhi(MPD)-2021. The MPD-2021 also stipulates that in "Regional Park", approved farm houses sanctioned prior to 1.8.1990 may continue.

(b) & (c) : Yes, Madam. As per the MPD-2021 provisions, the activities permitted in Farm Houses include Farm Houses, Watch and Ward Residence (up to 20 sqm.).Following are the Development Controls for Farm House.

Plot Area  
1.0 ha. and above    2.0 ha. and above  
but less than 2.0 ha.

Maximum Floor Area 100 sq.m.    150 sq.m.  
Maximum Height    6 m. (Single storey)    6 m. (Single Storey)

Other Controls for Farm Houses:

- i) Setback in dwelling house should be 15 m away from any boundary line of the property.
- ii) Where the property abuts to urban road, the dwelling house building should be setback from the centre line of that road by 60 m. Where the property abuts to village road, the building setback from the centre line of that road should be by 30 m.
- iii) No dwelling units should be built within 400m of the right of way of any National Highway.

(d) & (e) The local bodies/agencies take action to remove unauthorized construction from time to time as per the relevant provisions of the law in this regard. After conducting a survey regarding farm houses falling in its area, the Municipal Corporation of Delhi (MCD) had initiated action as per the provisions of Delhi Municipal Corporation Act, 1957 in respect of many farm houses where violations were noticed. For the farm houses falling in the jurisdiction of DDA, a survey was carried out and action including sealing-cum-demolition had been ordered in respect of many farm houses where violations were noticed under the relevant provisions of the Delhi Development Act, 1957. Punitive action in respect of existing farm houses involving construction beyond permissible building limit as on 1st January, 2006 was not possible in view of the provisions of National Capital Territory of Delhi Laws (Special Provisions) Ordinance promulgated on 4.7.2007 and similar legislations thereafter, including the National Capital Territory of Delhi Laws (Special Provisions) Second Act, 2009 which was effective upto 31.12.2010.