

Comprehensive Farmhouse Compliance Checklist (2025)

For Farmhouse Owners in Delhi NCR

Land Documentation Verification

- ☐ Original land records (jamabandi/khasra/khatauni) verified
- ☐ Land ownership in revenue records confirmed
- ☐ Land use designation in Master Plan verified
- ☐ Minimum land holding requirements met (8 acres in Delhi)
- ☐ Land ceiling compliance verified
- ☐ No pending litigation on property
- ☐ No encumbrances on property
- ☐ Boundaries properly demarcated and verified

Environmental Compliance

- ☐ Property not in notified floodplain zone
- ☐ Property not in Aravalli protected area
- ☐ Property not in forest area or wildlife corridor
- ☐ Environmental clearances obtained (if required)
- ☐ Groundwater extraction permissions obtained
- ☐ Tree cutting permissions obtained (if applicable)
- ☐ Rainwater harvesting system installed
- ☐ Waste management system compliant with regulations

Construction Compliance

- ☐ Building plan approved by relevant authority
- ☐ Ground coverage within 5% of plot area
- ☐ FAR within 10% of plot area
- ☐ Height within 8 meters
- ☐ Minimum 50% area under plantation/cultivation
- ☐ Setback requirements met
- ☐ No construction in restricted zones
- ☐ No unauthorized extensions or modifications

Utility Connections

- ☐ Electricity connection legally obtained
- ☐ Water supply arrangement legal
- ☐ Sewage disposal system compliant with regulations
- ☐ No illegal boring or groundwater extraction
- ☐ Solar panels properly permitted (if installed)
- ☐ Generator compliant with pollution norms (if installed)

Ongoing Compliance

- ☐ Property tax payments up to date
- ☐ Agricultural land use maintained (if applicable)
- ☐ No commercial activities without permission
- ☐ No subdivision of land below minimum requirements
- ☐ Regular compliance with plantation requirements
- ☐ No boundary wall violations
- ☐ Access road permissions in order
- ☐ Regular monitoring of regulatory changes

High-Risk Area Special Considerations

For Yamuna/Hindon Floodplain Properties

- ☐ Monitor floodplain demarcation process
- ☐ Verify status under River Ganga Authorities Order
- ☐ Check for any NGT orders affecting the property
- ☐ Verify electricity connection legality under UPERC directive

For Aravalli Area Properties

- ☐ Verify status under Aravalli Notification
- ☐ Check for any Supreme Court orders affecting the area
- ☐ Verify compliance with additional environmental requirements

For Unauthorized Colony Properties (e.g., Sainik Farms)

- ☐ Monitor regularization schemes
- ☐ Verify status under Delhi Laws (Special Provisions) Act
- ☐ No new construction or extensions
- ☐ Maintain documentation of property existence prior to cutoff dates

Legal Citations and References

This checklist is based on the following legal framework:

- 1. Delhi Farmhouses**
 - Delhi Land Reforms Act, 1954, § 81
 - Delhi Development Act, 1957, § 14
 - Delhi Master Plan 2021, Chapter 17.7
- 2. Noida and Greater Noida Farmhouses**
 - UP Urban Planning and Development Act, 1973, § 14, § 15
 - Greater Noida Industrial Development Area Building Regulations, Chapter 26
- 3. Environmental Regulations**
 - Environment (Protection) Act, 1986, § 3
 - River Ganga (Rejuvenation, Protection and Management) Authorities Order, 2016, S.O. 3187(E)

- Aravalli Notification, 1992, S.O. 319(E)
- 4. **Utility Regulations**
 - UPERC Directive on Electricity Connections, UPERC/Secretary/D(T)/2024/1253
- 5. **Unauthorized Colonies**
 - Delhi Laws (Special Provisions) Second Act, 2011
 - PM-UDAY Scheme Notification, S.O. 4243(E)

Disclaimer: This checklist is for informational purposes only and does not constitute legal advice. For specific legal guidance regarding your farmhouse property, please consult a qualified attorney specializing in real estate and environmental law.

© 2025 IsItLegalSid.com / All Rights Reserved