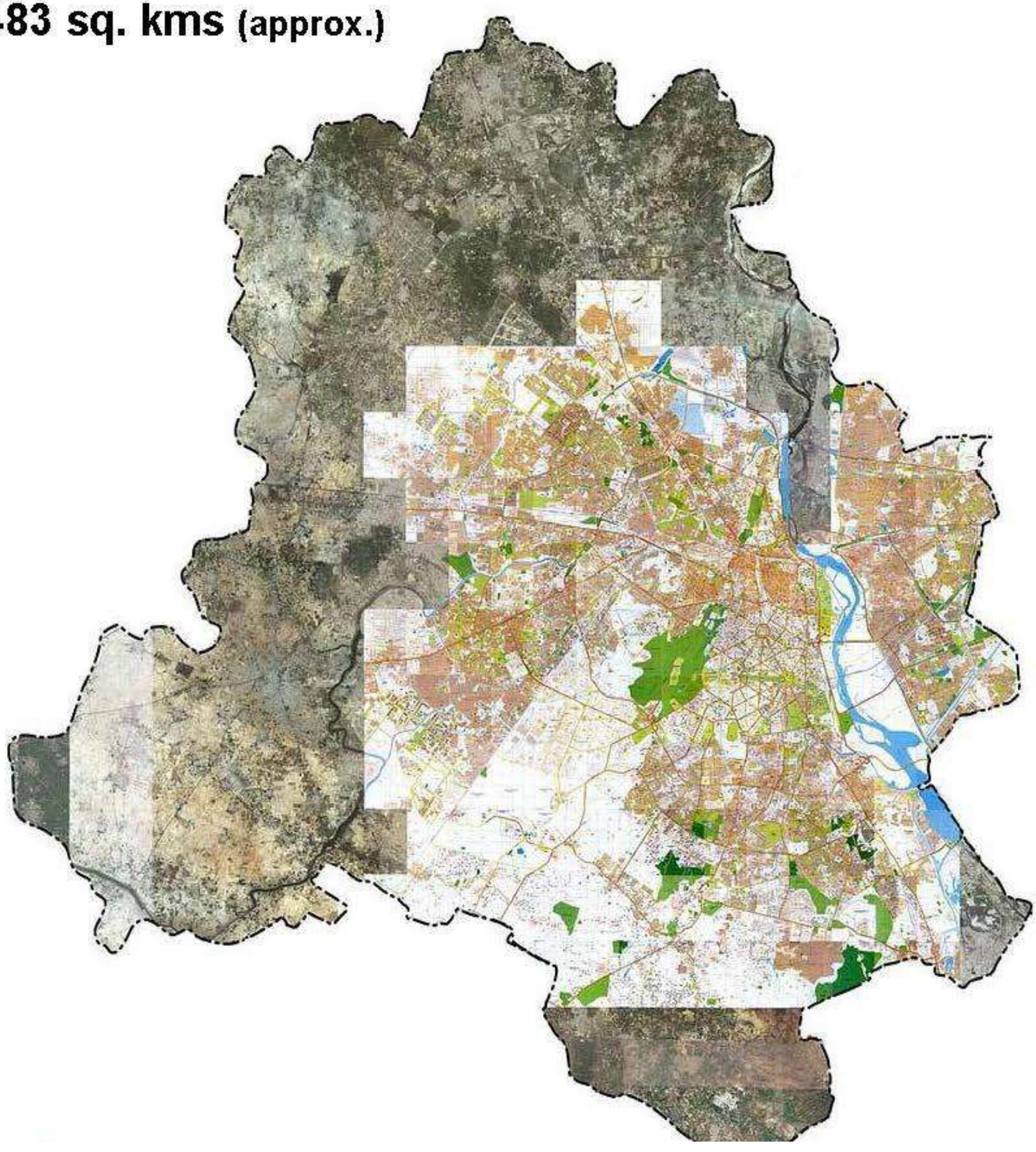
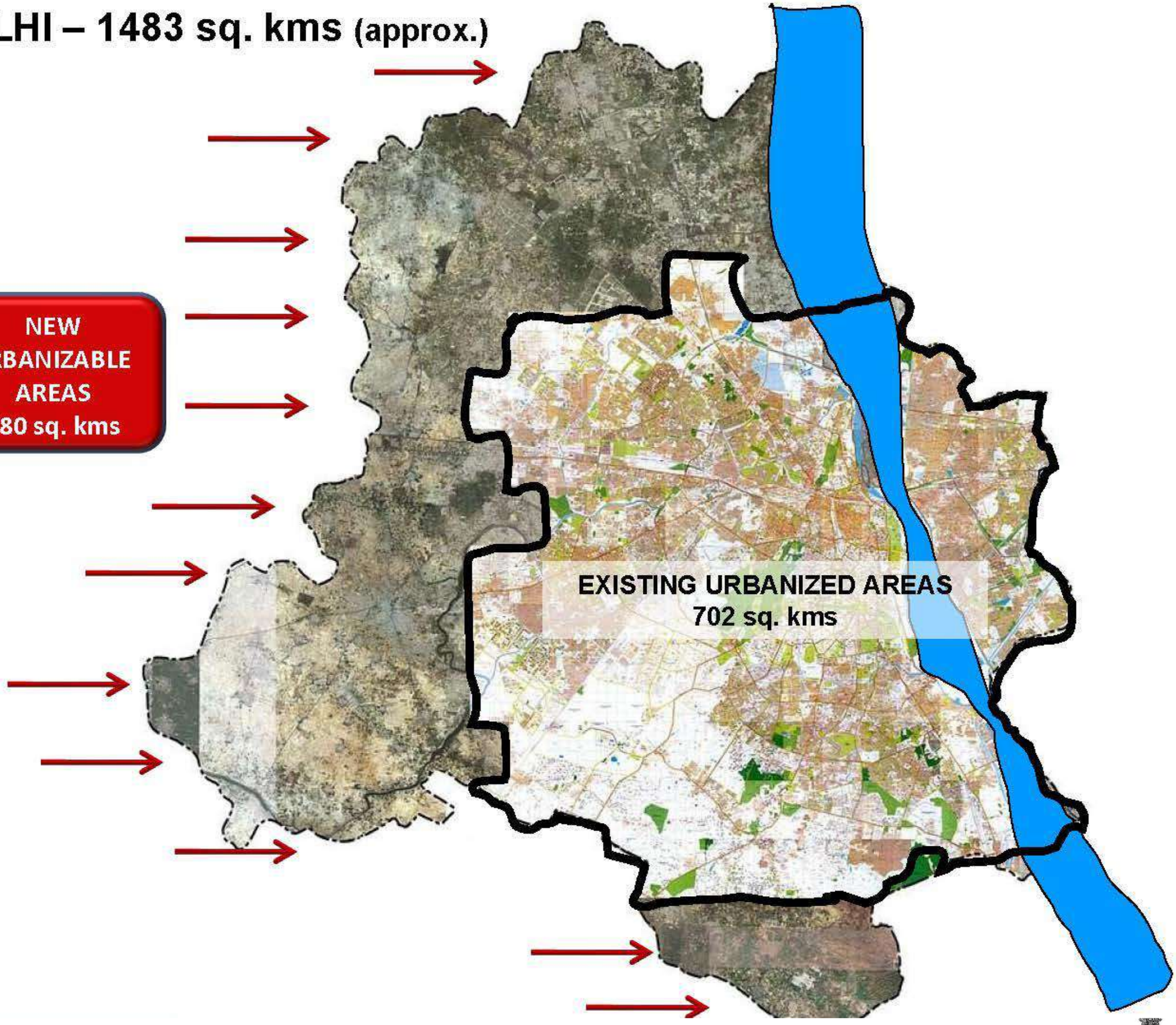
MPD & BUILDING BYE-LAWS

MASTER PLAN DELHI 2021

DELHI – 1483 sq. kms (approx.)

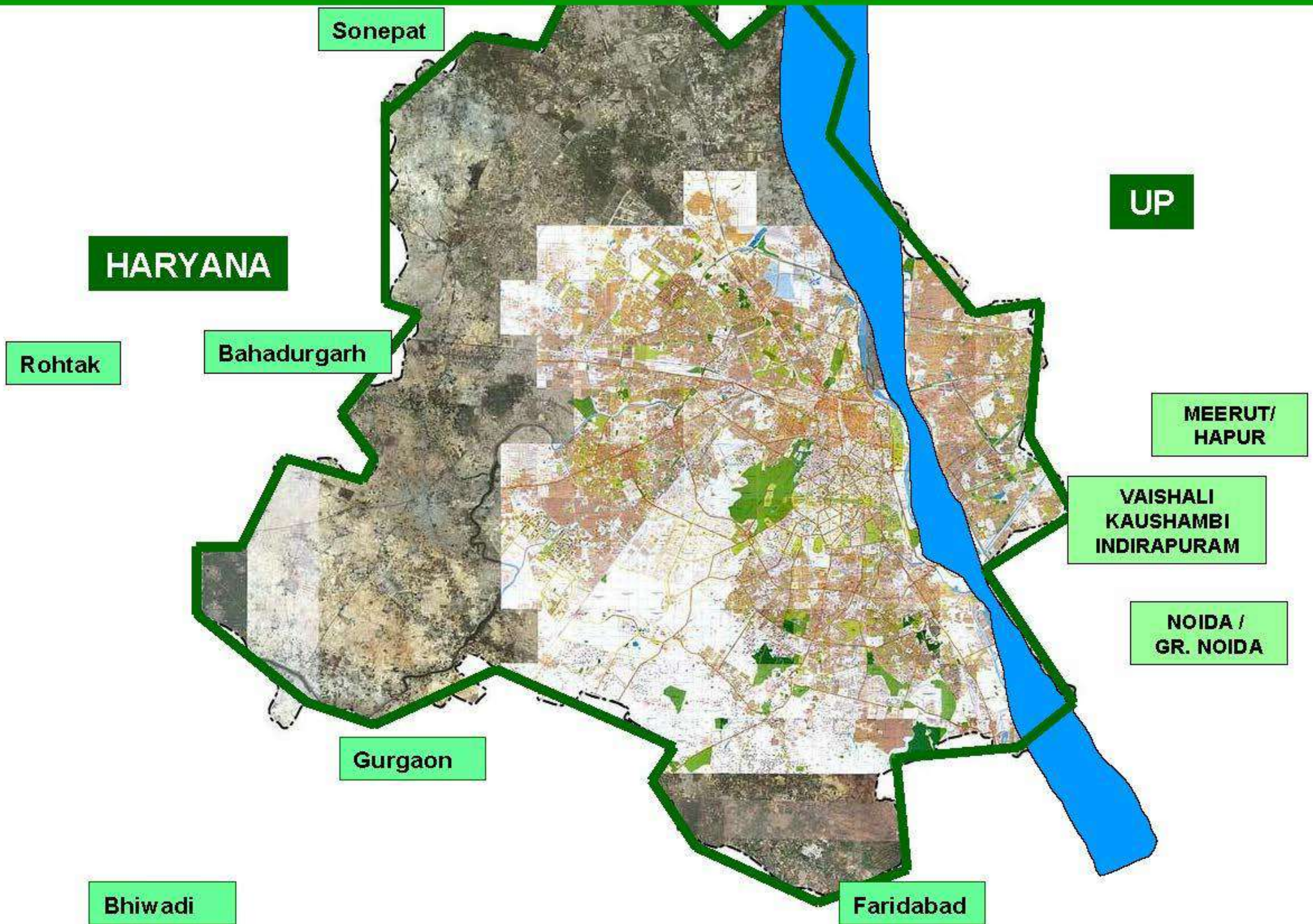


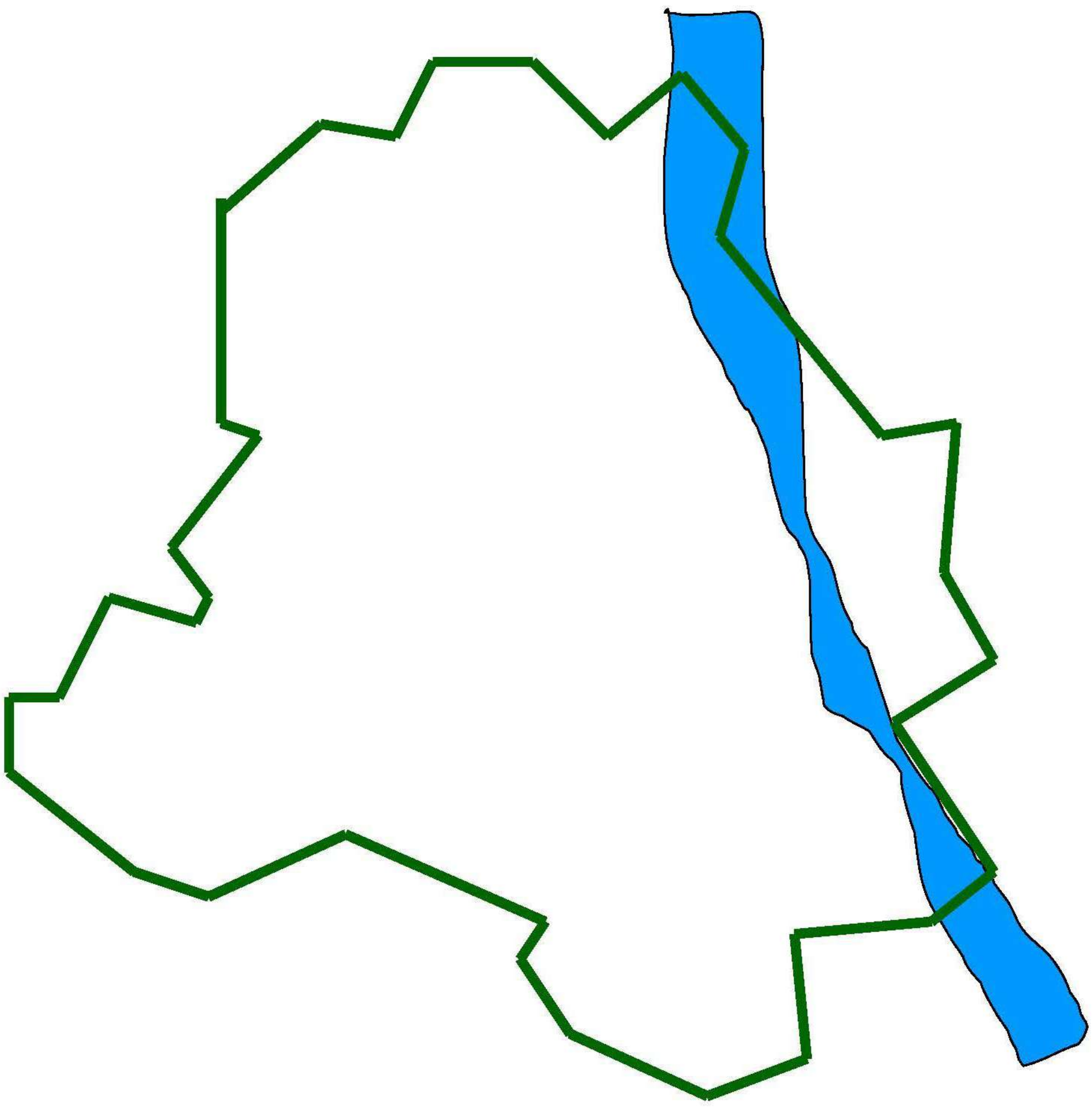
DELHI – 1483 sq. kms (approx.)



ARCHITECT

DELHI – SURROUNDED BY HARYANA & UTTAR PRADESH – HIGH INCIDENCE OF ECONOMIC & REALTY ACTIVITY





DELHI – CONNECTED WITH INDIA

NH 1 to
PANIPAT-
AMRITSAR

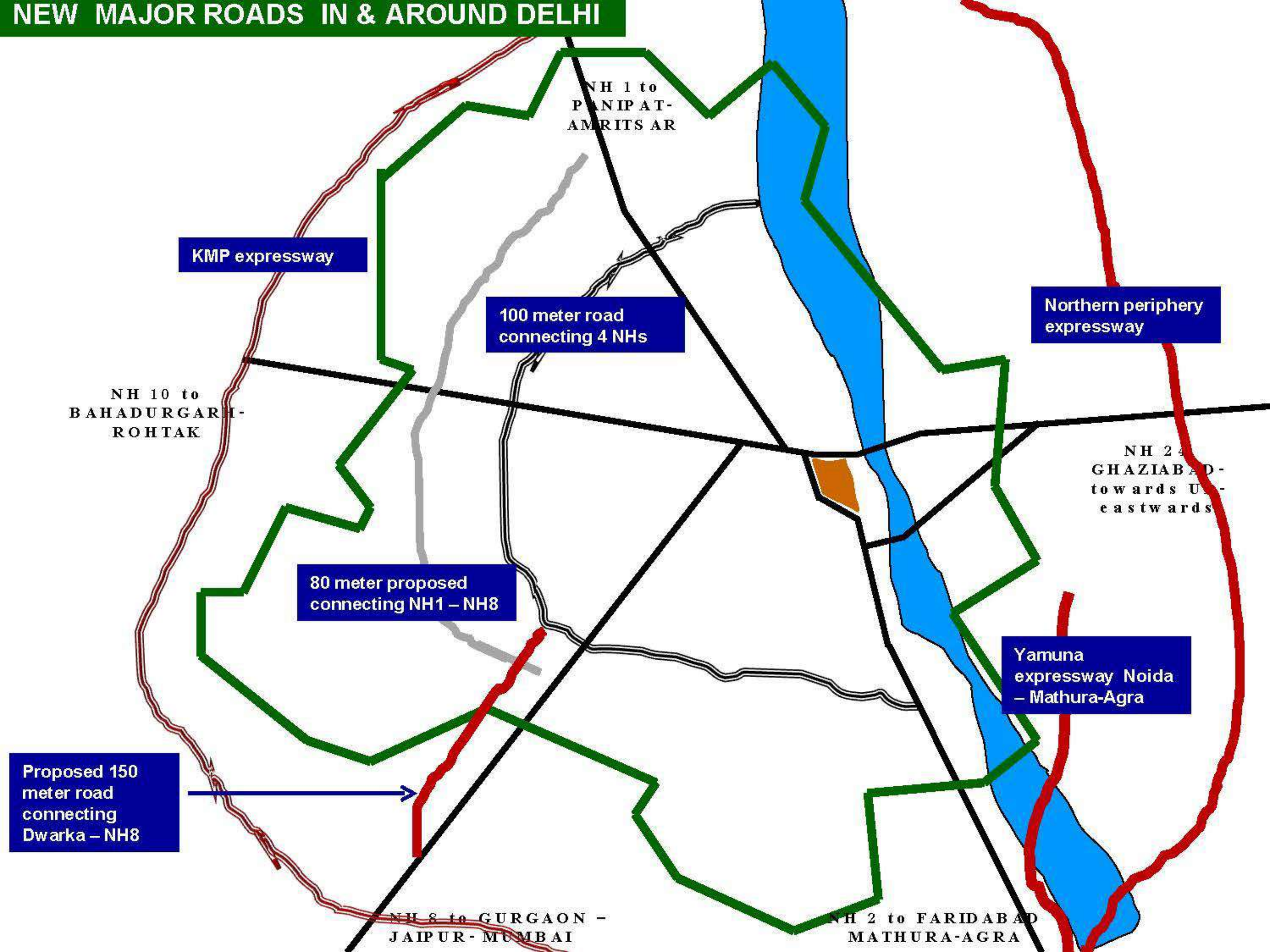
NH 10 to
BAHADURGARH-
ROHTAK

NH 24 / 58
-towards UP-
eastwards

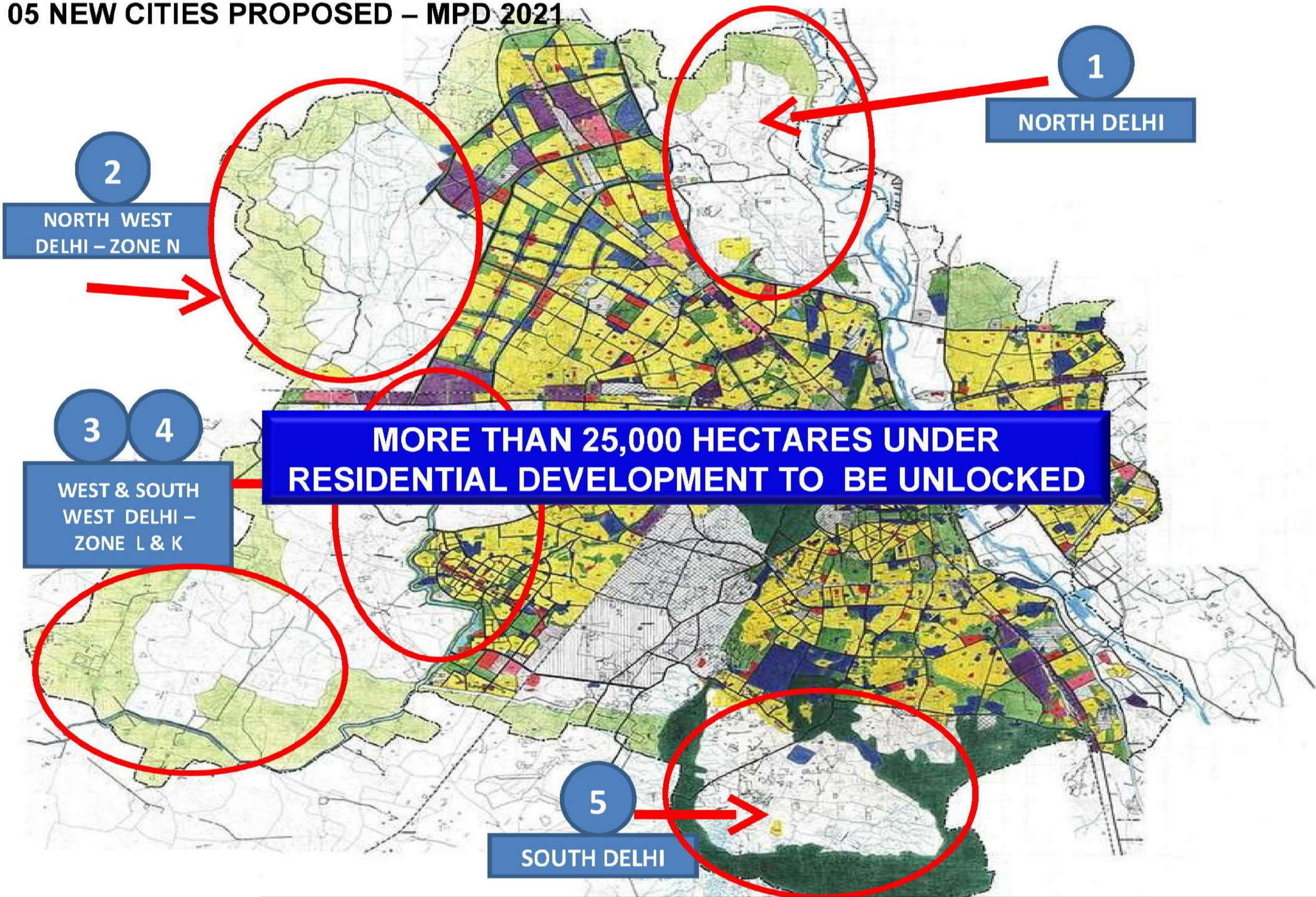
NH 8 to GURGAON –
JAIPUR- MUMBAI

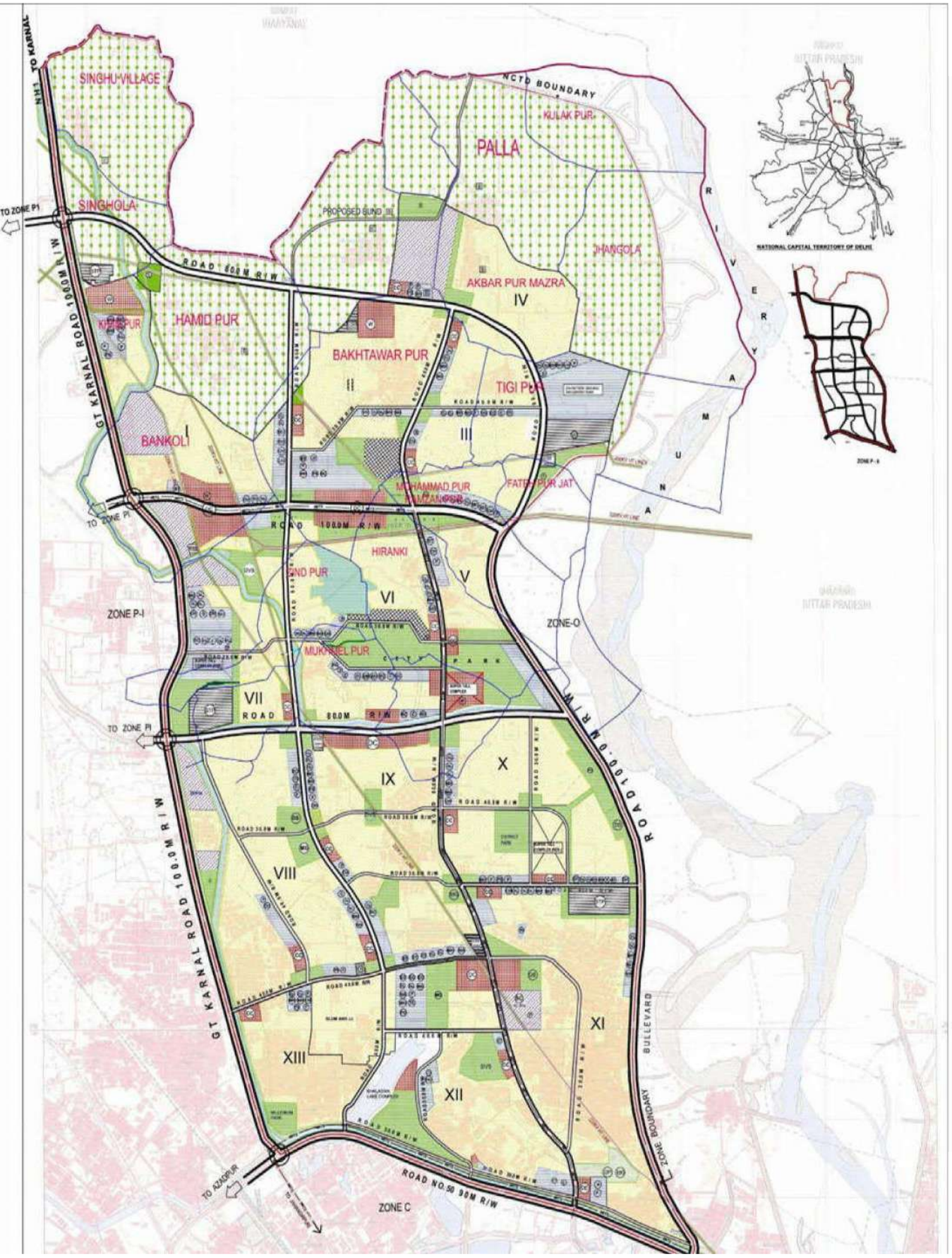
NH 2 to FARIDABAD
MATHURA-AGRA

NEW MAJOR ROADS IN & AROUND DELHI



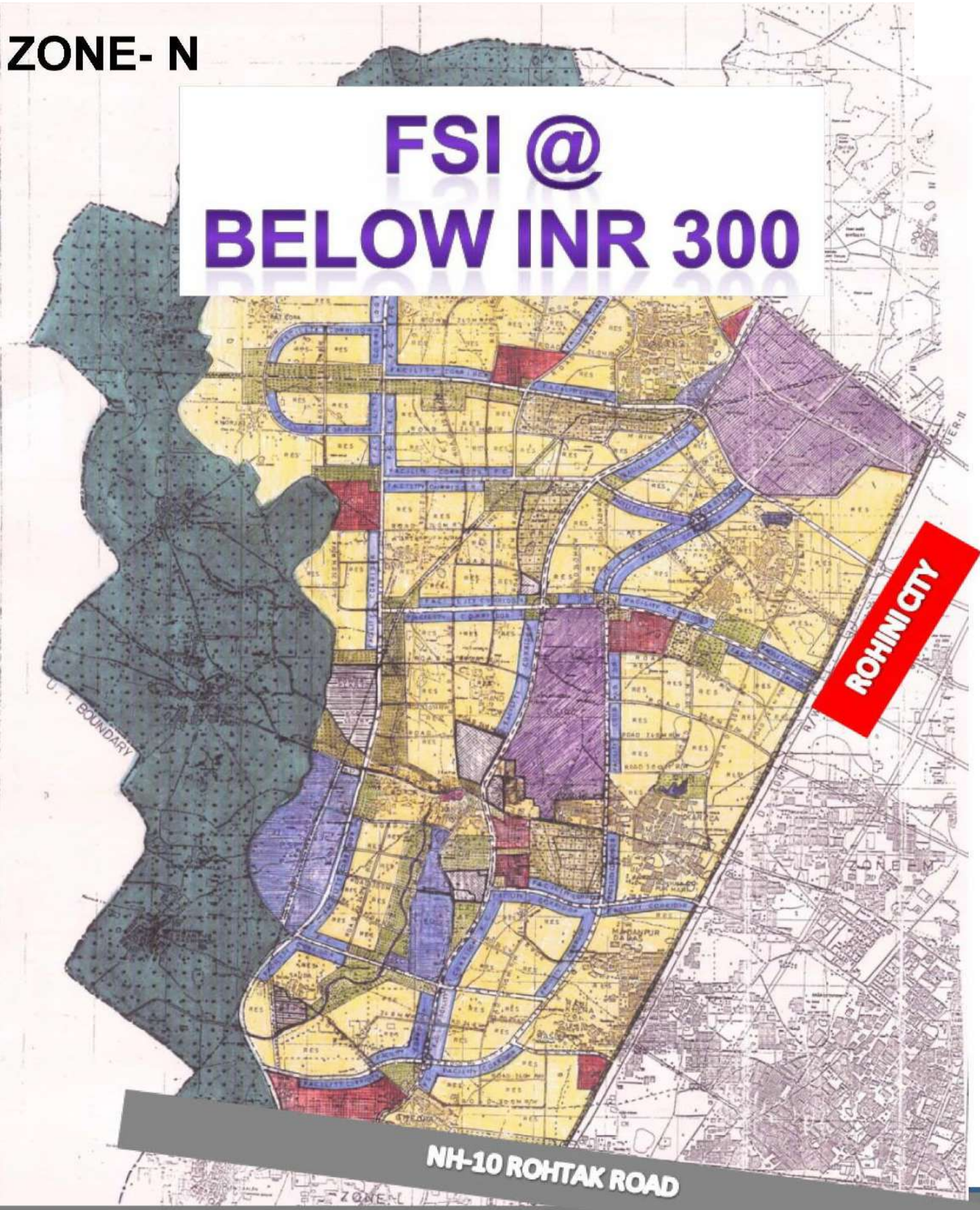
05 NEW CITIES PROPOSED – MPD 2021



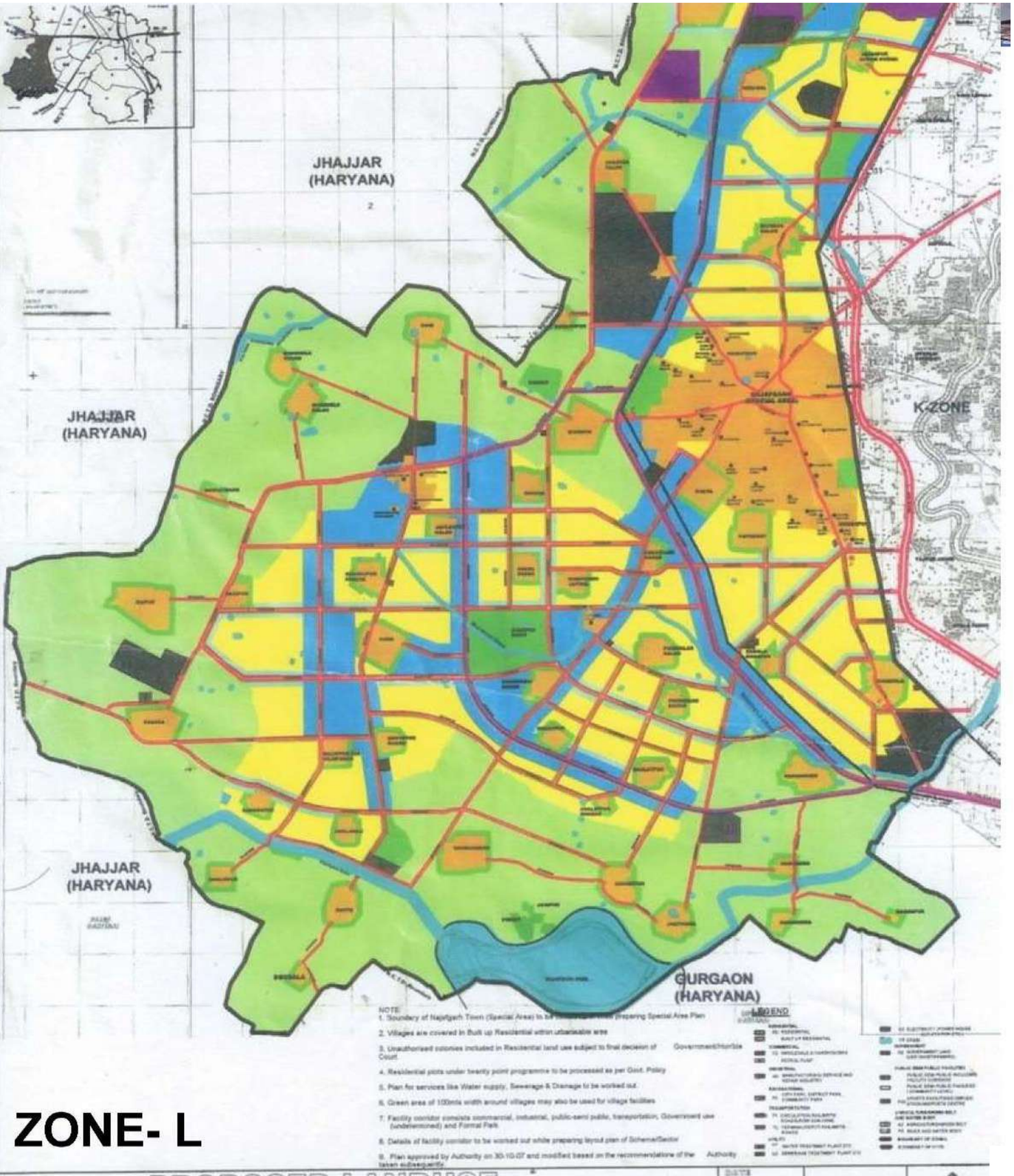


- **NEXT TO NH-1**
- **NORTH DELHI.**
- **Land prices from 100 to 200 lakhs per acre currently**
- **100 meter expressway originate in this zone.**
- **HIGH RISE ZONE**
- **Large residential areas with substantial green cover**

ZONE- N

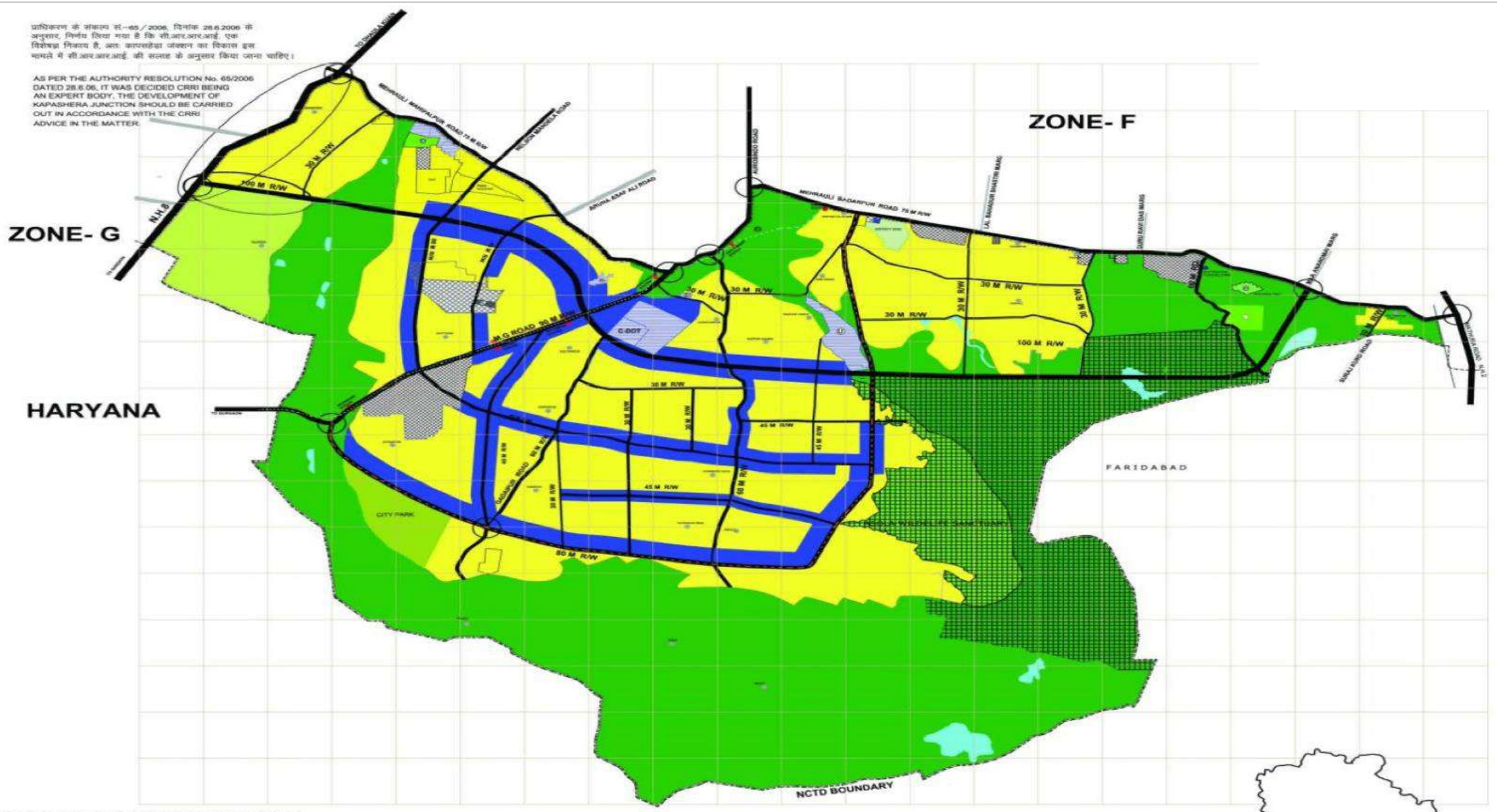


- NEXT TO ROHINI
- NORTH WEST DELHI.
- Land prices from 100 to 200 lakhs per acre currently
- 100 & 80 meter Expressway connects zone
- ECONOMIC ACTIVITY
- EXISTING METRO, ROAD, RAIL CONNECT
- Demand highest forecasted for finished products.



ZONE- L

- South West Delhi
- High & mid end project developments likely.
- Land prices from 2.0 to 4.0 cr per acre currently
- Large green belt on the Delhi-Haryana border might encourage farm house projects.
- Closest to the Airport
- 100 & meter expressways.
- Density Sparse.



BASE MAP PROVIDED BY SURVEY OF INDIA.
THIS BASEMAP / ZDP DO NOT INDICATE ANY PROPERTY OR OWNERSHIP OF LAND. ALL GROUND FEATURES ARE OUTCOME OF GROUND SURVEY
BOUNDARY OF REGIONAL PARK AS PER MPD 2021

आधार नक्शे की व्यवस्था भारतीय सर्वेक्षण विभाग द्वारा की गई।
यह आधार नक्शा/क्षेत्रीय विकास प्लान किसी सम्पत्ति अथवा भूमि के स्वामित्व को निर्दिष्ट नहीं करता है।
सभी आधारिक विशेषताएं भूमि सर्वेक्षण के निष्कर्ष हैं।

- High end developments proposed.
- Land prices from 3 to 20 cr per acre currently
- Farm houses might be re-developed into multi dwelling units
- Close to Airport, Gurgaon and Central Delhi

BUILDING BYE LAWS

What are Building Bye-Laws ?

- The rules and regulation framed by town planning authorities covering the requirements of building, ensuring safety of the public through open spaces, minimum size of rooms and height and area limitation, are known as building bye-laws.

- Rules and regulations which largely regulate the building activity should be formulated to get disciplined growth of building and the better planned development of towns and cities.

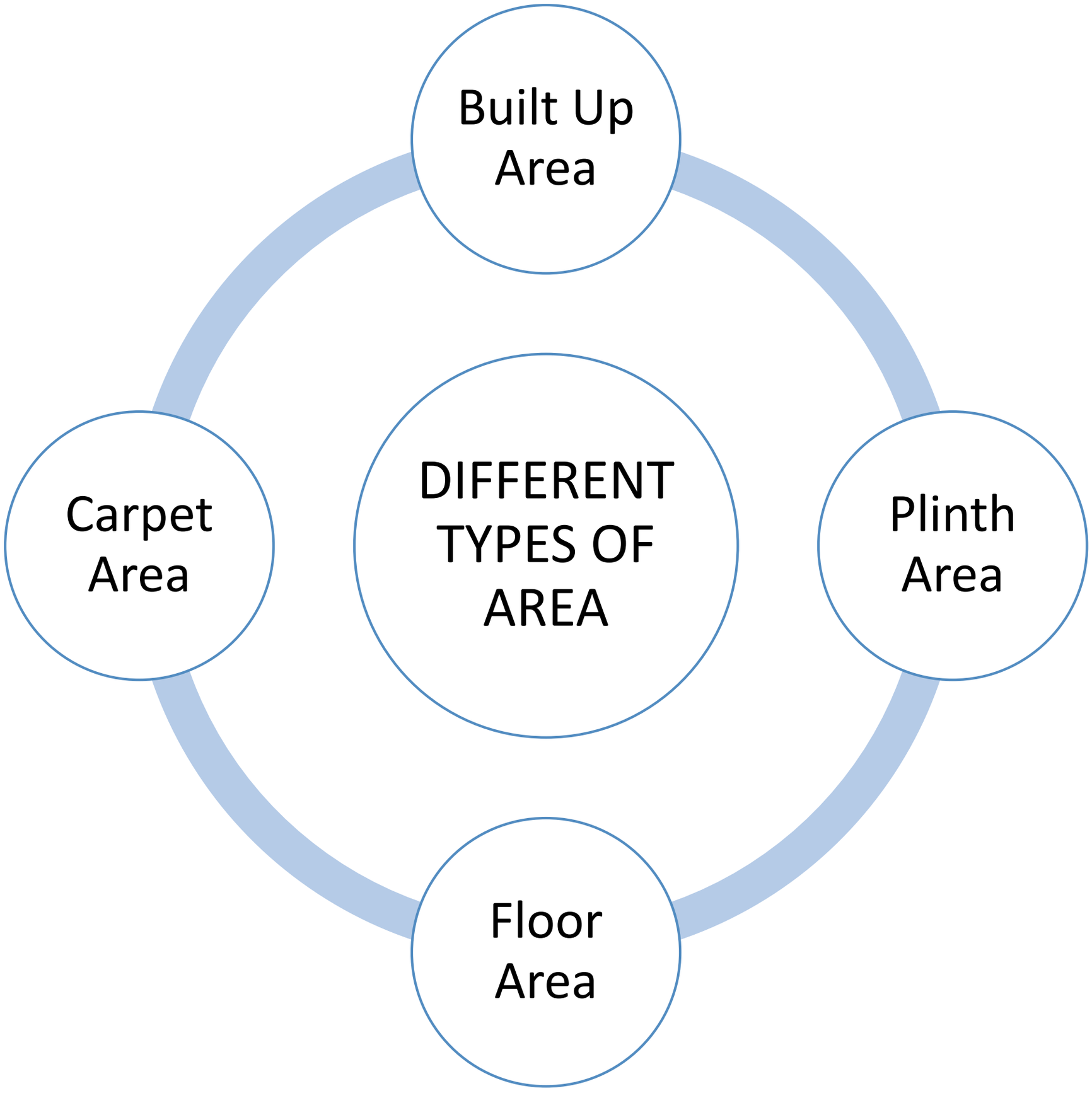
Objectives of Building Bye-Laws

- pre-planning of building activity.
- allow orderly growth and prevent haphazard development.
- Provisions of by-laws usually afford safety against fire, noise, health hazard and structure failure.
- Provide proper utilization of space to achieved maximum efficiency in planning.
- They provide health, safety and comfort to the people who live in building.
- Due to these bye-laws, each building will have proper approaches, light, air and ventilation.

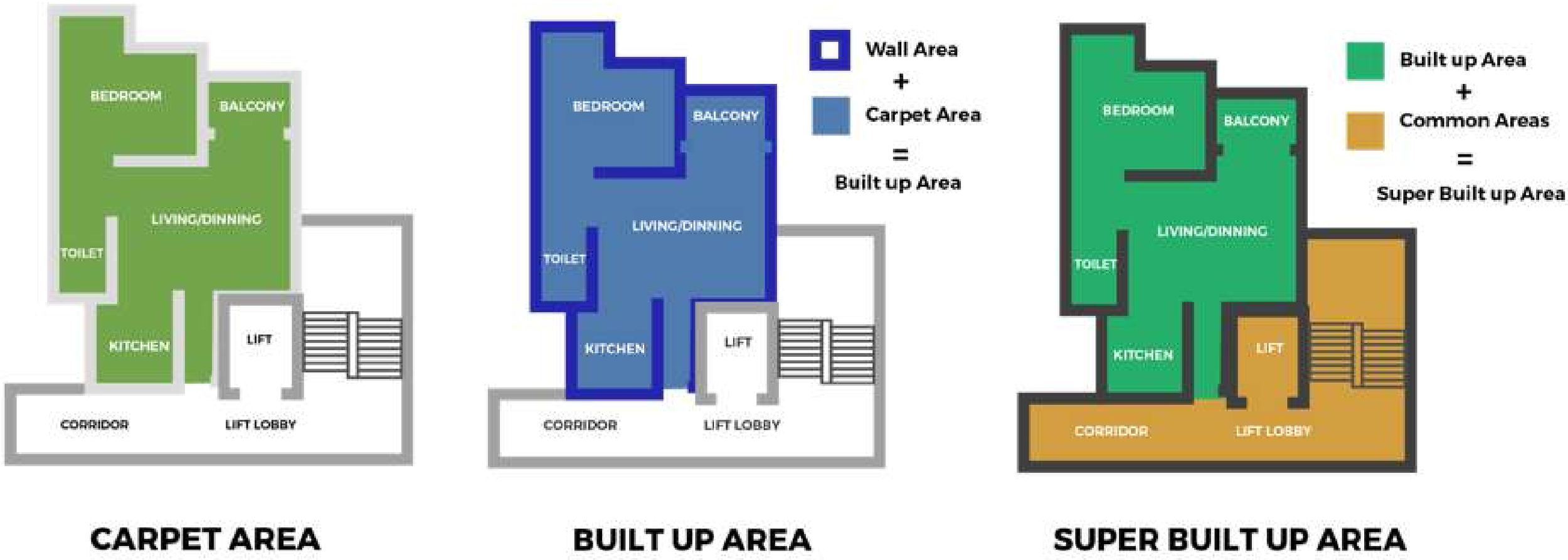
Scope of building bye-laws

- Aspects of different type of building in building bye-laws:

1. Building frontage line
2. Minimum plot size
3. Built up area of building
4. Height of building
5. Provision of safety, water supply, drainage, proper light and ventilation
6. Requirement for off street parking space
7. Size of structural element


Built Up Area
Carpet Area
DIFFERENT TYPES OF AREA
Plinth Area
Floor Area

Built up Area: The area covered by a building on all floors including cantilevered portion, mezzanine floors, if any, but except the areas excluded specifically under these Regulations.



Difference between Carpet area, Built-up area and Super Built up Area

Carpet Area: Carpet Area is the area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the inner walls. It is the actual used area of an apartment.

Plinth area

- Means the built-up covered area measured at the floor level of the basement or of any storey.

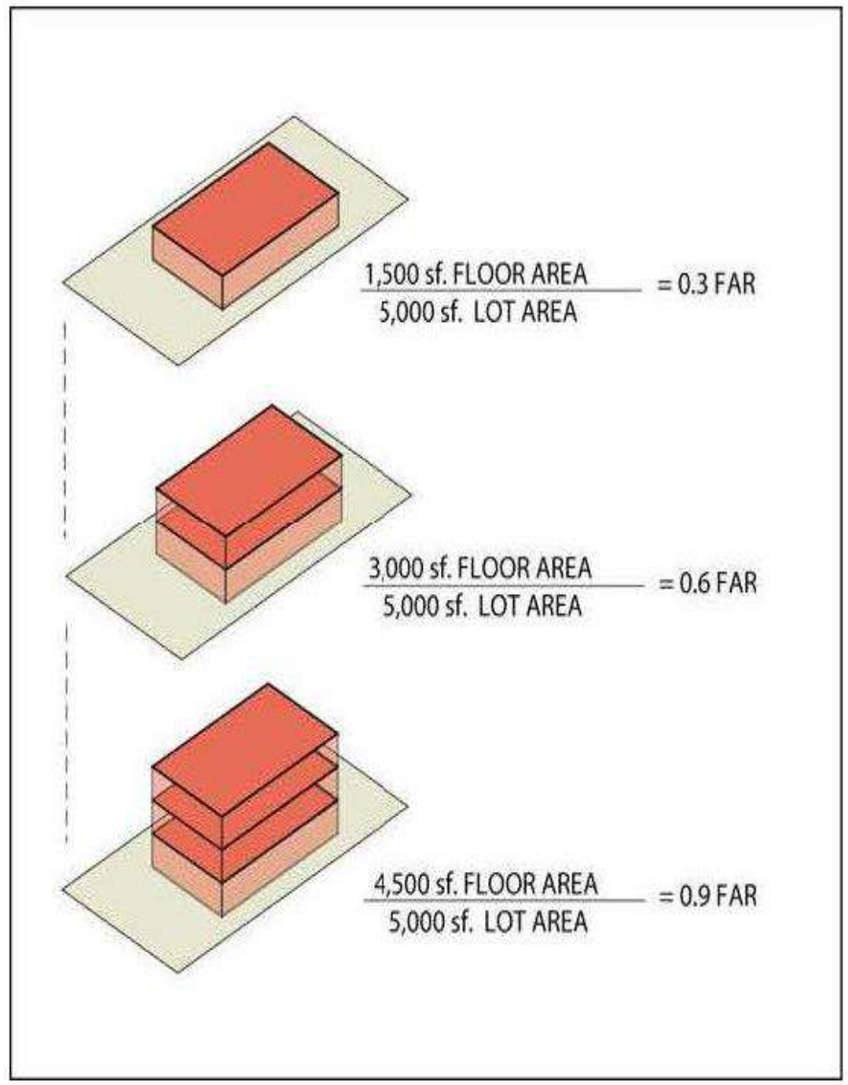
Area to be included in plinth area	Area not to be included in plinth area
Area of walls at floor level excluding plinth offset, external area of projecting cladding.	Additional floor to accommodate seats in theatre, assembly hall, or auditorium
Cover of stair	Balcony
Barsati	Curvature provided to improve appearance
Machine room	Platform without cover terrace above floor
Porch without cantilever	Dome, tower at terrace, spiral stairs

Floor space index

$$FSI = \frac{Total\ covered\ area\ of\ all\ floors}{plot\ area}$$

Zone	Permissible FSI	Remark
Residential(scheme area)	1	Max at G.F 0.4
Residential(city area)	4	Width of road more than 12m
Residential(city area)	3	Width of road less than 12m
Industrial (scheme area)	1.5	Maximum allowed on G.F 1.0
Commercial (scheme area)	1.33	Maximum allowed on G.F 0.4

How to calculate FSI



BUILDING HEIGHT

- The vertical distance in the case of flat roofs is measured from the highest surrounding road level/ ground level up to the top of structural slab, excluding machine room, irrespective of location of entry level.

- In the case of pitched roofs, up to the point where the external surface of the outer wall intersect the finished surface of the sloping roof, and in case of gable facing the road, the mid-point between the eaves level and the ridge.

- Architectural features serving no other function except that of decoration and other building components mentioned in clause no 7.19 shall be excluded for the purpose of taking height.

- If the building does not abut on a street, the height shall be measured from the highest level of the ground immediately adjacent to the building.

SPACE REQUIREMENT FOR DIFFERENT PARTS OF RESIDENTIAL BUILDING OF DIFFERENT SIZE OF DWELLING UNITS

S.No.	Components of Building	Min. Requirement for a dwelling unit up to 50 sq.m area	Min. Requirement for a dwelling unit above 50 sq.m area
1.	Habitable Rooms	Area 7.5sq.m Width 2.1 m Height 2.75 m	Area 9.5sq.m * **If there are two rooms the Second room shall be min. 7.5sqm.* Width 2.4m Height 2.75m
2.	Kitchen	Area 3.3sq.m Width 1.8 m Height 2.75 m	Area 4.5 sq.m Width 2.4 m Height 2.75m
3	Pantry	----------	Area 3.0 sq.m Width 1.4mt Height 2.2m
4.	Bathroom	Area 1.20sq.m Width 1.0m Height 2.2mt	Area 1.8 sq.m Width 1.2 m Height 2.2m
5.	W.C.	Area 1.0sq.m Width 0.9m Height 2.20m	Area 1.2 Sq.m Width 0.9 m Height 2.20m
6.	Combined Bath and W.C.	Area 1.80sq.m	Area 2.80sq.m

SPACE REQUIREMENT FOR DIFFERENT PARTS OF RESIDENTIAL BUILDING OF DIFFERENT SIZE OF DWELLING UNITS

S.No.	Components of Building	Min. Requirement for a dwelling unit up to 50 sq.m area	Min. Requirement for a dwelling unit above 50 sq.m area
		Width 1.0m Height 2.20m	Width 1.20m Height 2.20m
7.	Store room	The area of the store has to be less than habitable room (less than 7.5 sq.m and minimum height of 2.2 m)	The area of the store has to be less than habitable room (less than 9.5 sq. m and minimum height of 2.2 m)
8.	Covered Projections (Sunshades/ Cupboards)	Permitted within the plot boundary, up to 0.75 m width. No portions of any projection whatsoever shall project outside the plot boundary.	
9.	Garage	Two-wheeler garage: 1 x 2 m	Area 14.50sq.m Width 2.70 m Height 2.40m
10.	Passage way/ Corridor for low rise	Width 0.9 m	Width 1.0* m
11.	Door Ways (habitable rooms) (Kitchen, bath, W.C.)	Width 0.90 m Height 2.1m Height 2.00m Width 0.75m	Width 0.9 m Height 2.1 m Height 2.00m Width 0.75m
12.	Staircases(low rise)	Width 0.9m	Width 1.0* m
13.	Veranda	2.4m depth (max.)	

MINIMUM WIDTH OF STAIRCASE FOR DIFFERENT TYPES OF BUILDINGS (CLEAR WIDTH EXCLUDING HANDRAIL AND BALUSTRADE)

S. No	TYPE OF BUILDING		MINIMUM WIDTHS (m)
1	Residential Buildings (Group Housing)		1.35
2	Hotel Buildings		1.5
3	Assembly Buildings like Auditorium, theatres, cinemas etc		2.0
4	Educational Buildings	up to 30 in height	1.5
		Above 30m height	2.0
5	Institutional buildings like hospitals etc		2.0
6	All other buildings including commercial		1.5
7	Industrial Buildings		1.5

Mandatory Specifications

PARKING STANDARDS

PARKING

S.No	Use Premises	Permissible Equivalent Car Spaces (ECS) per 100 sqm. Of floor area
1	Residential	2.0
2	Commercial	3.0
3	Manufacturing	2.0
4	Government	1.8
5	Public and Semi – Public Facilities	2.0

SPACE STANDARDS FOR CAR PARKING

Sl. No.	Type of Parking	Area in Sq. mt. per ECS
1.	Open	23
2.	Ground floor covered	28
3.	Basement	32
4.	Multi level with ramps	30
5.	Automated multilevel with lifts	16

Lifts and Escalators

- **Lift(s) shall be provided in all buildings having a habitable floor at a height above 15 m from the plinth level.**
- **Lifts and escalators shall also meet fire prevention and safety requirements.**

Maintenance of Lifts and Escalators

- **Responsibility of the owner**, to ensure that they are **safe** to use.

Maintenance Protocol

- **IS: 1860 – 1980 Code of Practice for Installation, Operation and Maintenance of Electric Passenger and Goods Lift**
- **IS: 6620 – 1972 Code of Practice for Electric Service Lifts**
- **IS: 4591 – 1968 Code of Practice for Installation and Maintenance of Escalators.**

Minimum Setbacks and other Specifications

For Plot-Plotted Housing

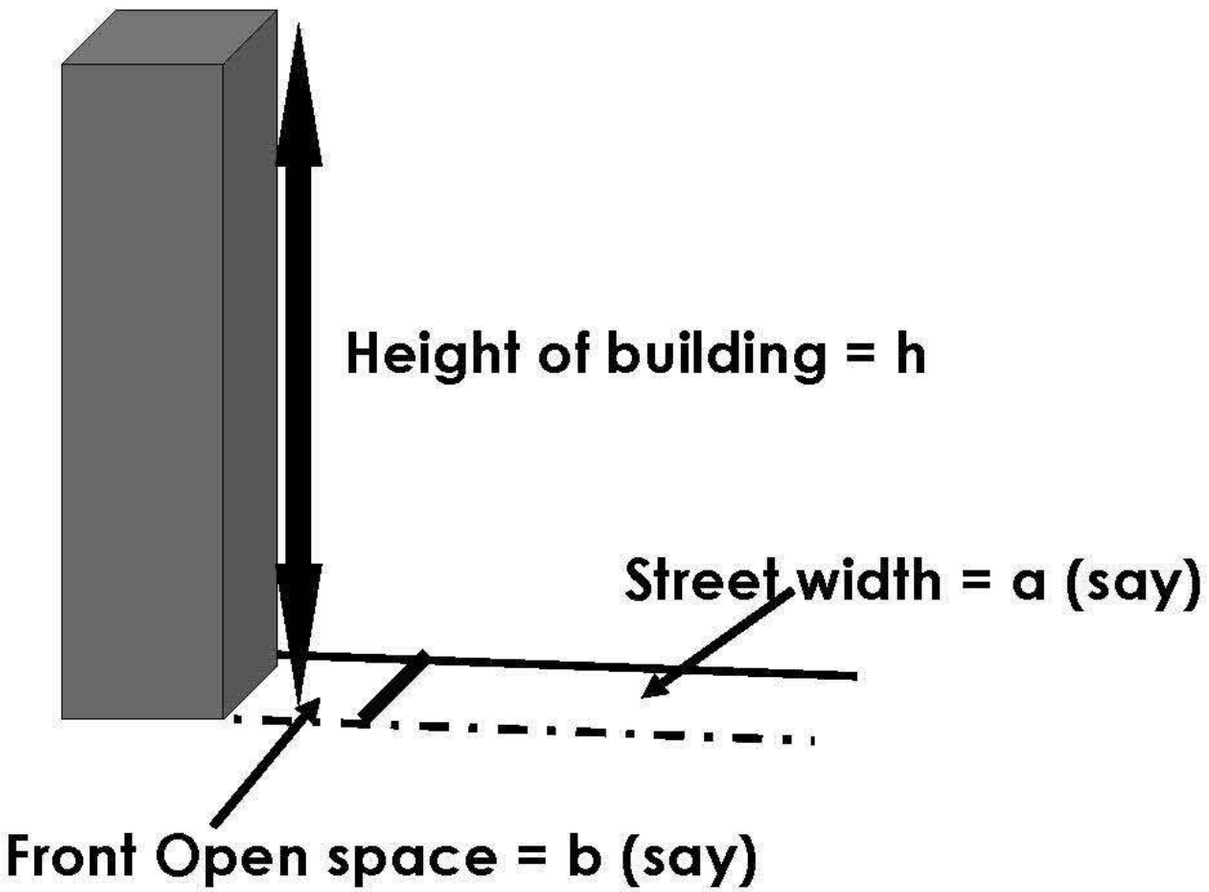
S.No.	Plot size (in sq.m.)	Minimum Setbacks (in meter)			
		Front	Rear	Side(1)	Side(2)
1	Below 100	0	0	0	0
2	Above 100 and up to 250	3	0	0	0
3	Above 250 and up to 500	3	3	3	0
4	Above 500 and up to 2000	6	3	3	3
5	Above 2000 and up to 10000	9	6	6	6
6	Above 10000	15	9	9	9

Minimum setback standards for Plot-Plotted Housing

Height Limit

Max. height is limited according to the street width.

Case 1:



h<= 1.5(a+b)

Case 2:

In vicinity of aerodromes:

(iv) Consult Civil Aviation Authorities.

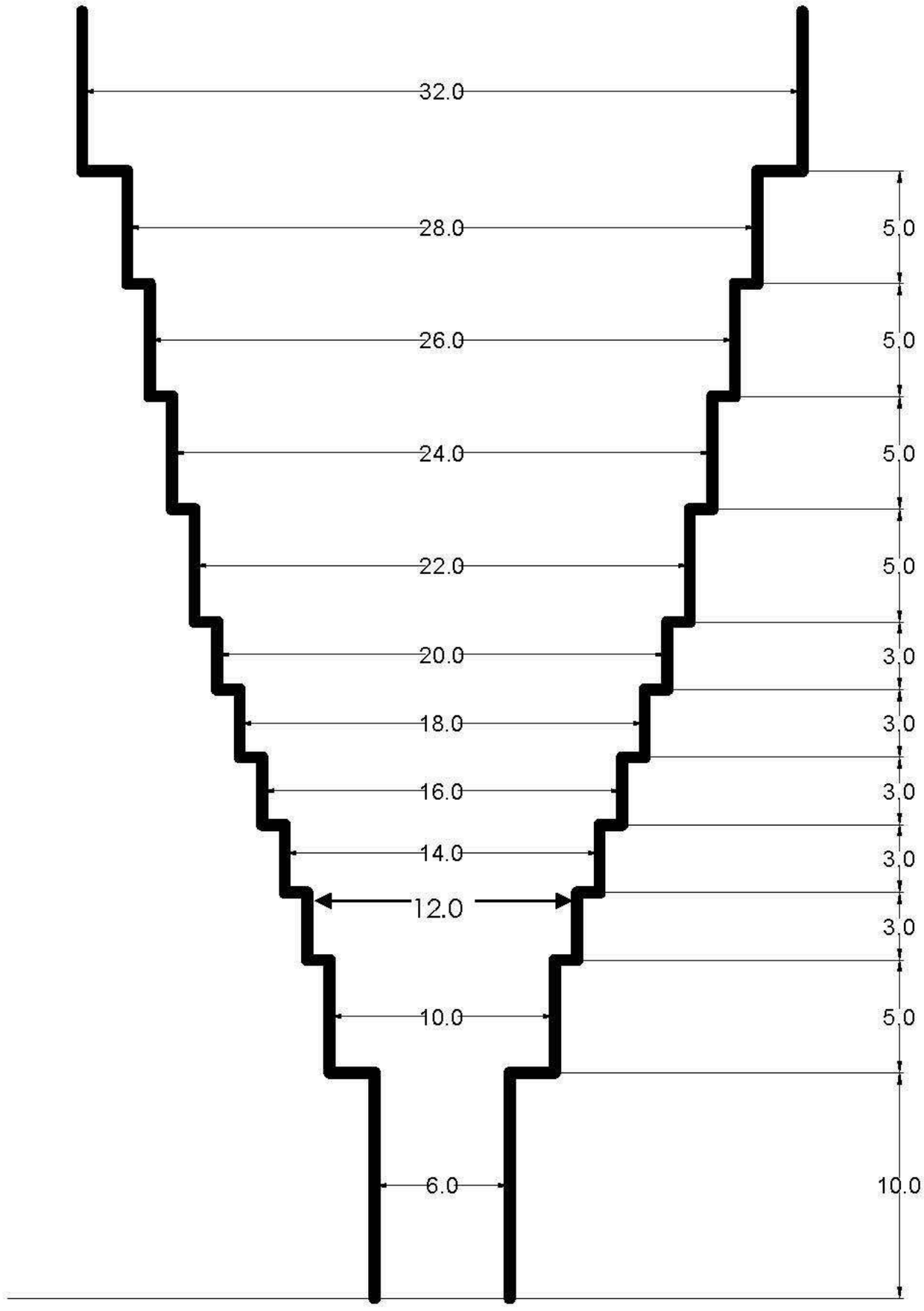
(v) When h>=30m, within 20km from aerodrome,

Have to get a NOC from Directorate General of Civil Aviation.

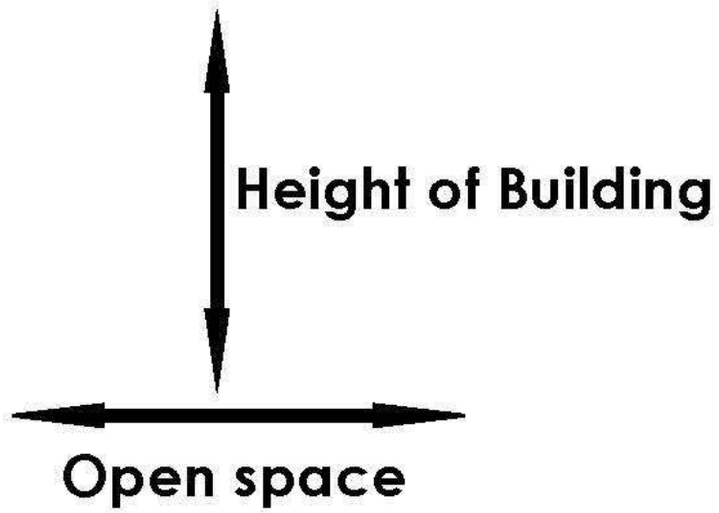
(iii) In vicinity of Defence Aerodromes,

Max. height – Defence Authority.

Open spaces around buildings



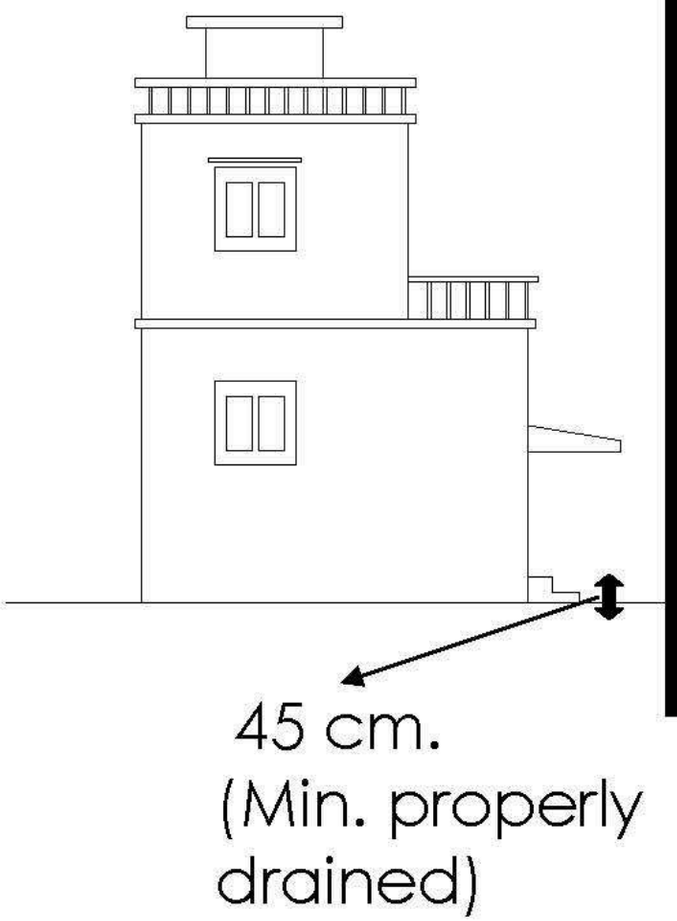
- **This provision depends on the building height.**



Environmental Management

Rain Water Management

Rain Water Disposal



- On the roof (terrace) of a building and the remaining area of the plot.
- Rain water shall not be discharged onto a street at a height > 1.0 m from the level of the street.
- The manner of channelling rain water discharge from a plot to a public storm water drain, if available, shall be determined by the Corporation.

Rain Water Harvesting

- Mandatory for all buildings for plot sizes >= 100 sq. m.
- The system of storm water drainage and storage in reservoirs and recharge should conform to specifications published by the *Central Ground Water Authority*.

MASTER PLAN DELHI-2021

MAJOR HIGHLIGHTS OF THE PLAN

- The Master Plan incorporates several innovations for the development of the National Capital. A critical reform has been envisaged in the prevailing land policy and facilitating public - private partnerships. Together with planned development of new areas, a major focus has been on incentivizing the recycling of old, dilapidated areas for their rejuvenation.

- The Plan contemplates a mechanism for the restructuring of the city based on mass transport. The Perspective Plans of physical infrastructure prepared by the concerned service agencies should help in better coordination and augmentation of the services.

MAJOR HIGHLIGHTS OF THE PLAN

- The Master Plan envisages vision and policy guidelines for the perspective period upto 2021. It is proposed that the Plan be reviewed at five yearly intervals to keep pace with the fast changing requirements of the society.

- The following critical areas have been the focal points of the Plan:

(a) Land Policy:

The land policy would be based on the optimum utilization of available resources, both, public and private in land assembly, development and housing.

HIERARCHY OF URBAN DEVELOPMENT

- A planned city for an environment of convenience should have a hierarchical cellular structure; with nuclei to contain essential facilities and services at different levels.

- The pattern of a community module is conceived as residential area containing a 'neighbourhood' with senior secondary school and shopping facilities for day-to-day needs.

- The higher level of additional facilities is to be provided at Community, District and Zonal/sub-city levels.

HIERARCHY OF URBAN DEVELOPMENT

Level	Facilities	Area in sq.m.			To be provided/ indicated	
		No.	Per Unit	Total	LOP	ZP *
1	2	3	4	5	6	7
1. Housing Area Population-5,000	1. Convenience shopping	1	1,000	1,000	•	
	2. Totlot	20	125	2,500	•	
	3. Housing area Park	1	5,000	5,000	•	
	4. Housing area Play ground	1	5,000	5,000		
	5. Anganwari	1	200-300	400-600	•	
	6. Milk Booth	1	As per standard design of the concerned Department		•	
2. Neighbor-hood Population-10,000	1. Primary School	1	2,000-4,000	2,000-4,000	•	
	2. Sr. Secondary School	1	6,000-8,000	6,000-8,000	•	
	3. Religious building	2	400	800	•	
	4. Electric Sub Station 11 KV	1	80	80	•	
	5. Banquet Halls	1	800-2,000	800-2,000	•	
	6. Local shopping	1	3,000	3,000	•	
	7. Service Market	1	2,000	2,000	•	
	8. Informal Bazaar / Rehri Bazar	1	1,000	1,000		
	9. Three wheeler & Taxi Stand	1	400	400	•	
	10. Neighborhood Park	1	10,000	10,000	•	
	11. Neighborhood Play Area	1	5,000-10,000	5,000-10,000	•	
	12. Underground water tank with booster station and OHT	1	2,000	2,000	•	
	13. Sewage Pumping Station	1	500	500	•	
	14. Coaching centres, IT & language training centres	1	500	500	•	
	15. Dhalao including segregation	1	200	200	•	
	16. Dispensary	1	800-1,200	800-1,200	•	
	17. Local level waste water treatment facility		As per requirement		•	

HIERARCHY OF URBAN DEVELOPMENT

Level	Facilities	Area in sq.m.			To be provided/ indicated	
		No.	Per Unit	Total	LOP	ZP *
1	2	3	4	5	6	7
3. Community Population-1,00,000	[1]**[**1. Hospital*	2	2,000 – 15,000	4,000 – 30,000	•	•
	2. Tertiary Health Care Centre	1	10,000 - 15,000	10,000 - 15,000**]**	•	•
	3. a) Family Welfare Centre	1				
	b) Pediatric Centre	1	500-800	500-800	•	
	c) Geriatric centre	1	Each	Each		
	d) Diagnostic center	1				
	4. Maternity Home	2	1,000-2,000	2,000-4,000	[•]	
	5. Nursing Home/ Polyclinic	2	1,000-2,000	2,000-4,000	[•]	
	6. Dispensary for pet animals & birds	1	300	300	•	
	7. Police Post/ [2]**[**Fire Post	1	Upto 2500	Upto 2500**]**	•	
	8. Community Recreational club	1	2,000	2,000	•	
	9. Socio-Cultural activities (auditorium, music, dance & drama centre / meditation & spiritual centre)	1	1,000	1,000	•	
	10. Night Shelter	1	1,000	1,000	[•]	
	11. Multipurpose Community hall (provision for marriages, small public gathering, function, eating joint and library, gym etc.	1	2,000	2,000	•	
	12. LPG Godowns	3 LPG Godowns per 1 Lakh population			•	
	13. SKO/ LDO outlet	As per standard design of the concerned department			•	
	14. Electric sub-station 66KV	2	8,550	17,000	[•]	
	15. Community Centre	As per norms/ requirement			•	•
	16. Informal Bazar	1	1,000	1,000	[•]	
	17. Community Park					
	a. Park	1	50,000			•
	b. Multipurpose Park / ground	1	20,000		•	•

HIERARCHY OF URBAN DEVELOPMENT

Level	Facilities	Area in sq.m.			To be provided/ indicated	
		No.	Per Unit	Total	LOP	ZP *
1	2	3	4	5	6	7
	18. Community Sports Centre	1	10,000-30,000	10,000-30,000	•	
	19. Bus Terminal	1	1,000	1,000	[•]	
	20. Waste Water Treatment facility	As per requirement			[•]	
	21. Sewage Pumping Station	1	2,000	2,000	[•]	
	22. Parking space for parking of buses, LMVs, IPTs, etc.	2	3,000	6,000	[•]	
4. District Population-5,00,000	1. Hospital [1][...]	1	25,000-45,000	25,000-45,000	•	•
	2. Hospital [1][...]	2	15,000-25,000	30,000-50,000	•	•
	3. Veterinary Hospital for pet animals & birds	1	2,000	2,000	[•]	
	4. Vocational Training Centre: (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute etc.) Research and Development Centre	1	4,000	4,000	•	•
	5. School for Mentally Challenged	2	2,000	4,000	•	
	6. School for [2][differently-abled persons]	2	2,000	4,000	•	
	7. General College	1	As per the UGC norms			
	8. Professional College (Engineering)	1	As per the AICTE norms			•
	9. Police Station	2	[3][Upto 1 Ha	Upto 2 Ha	[•]	•
	10. Fire Station (5 to 7 km radius)	2	Upto 1 Ha	Upto 2 Ha]	•	•
	11. Old Age Home	1	1000	1000	•	
	12. Care Centre for Physically/ Mentally Challenged	1	1,000	1,000	[•]	

❑ REDEVELOPMENT OF EXISTING URBAN AREA

- The scope for development of urban extensions on a large scale is restricted due to limitations of buildable / urbanizable land in Delhi. Therefore, the option of redevelopment through a process of reorganization and utilisation of the land already developed will be a major element of the overall city development plan.

- 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.

- To encourage the growth impulse for regeneration in the target redevelopment areas, the possible incentives and modalities recommended include grant of planning permission at the scheme level with permission to reorganize/pool properties for planning purposes, provision of social infrastructure through Transferable Development Rights or Accommodation Reservation and reduced space standards for unplanned areas, enhanced FAR for specified redevelopment areas and application of flexible concept of mix-use zones in Special Area & Villages on scheme basis.

❑ REDEVELOPMENT STRATEGY

The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment of a minimum area of 4 hectares. Some of the areas identified are:

POLICY FOR REDEVELOPMENT SCHEMES

- Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments/ Heritage areas, etc.

- Within the overall Redevelopment / Regularization plans, building plan approval shall be at following two stages:

a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularization plan exists.

b) **1**. Cluster Block for a minimum area of 3000 sq.m. The owners should pool together and reorganize their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities.

2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.

c) The norms of Group Housing with respect to ground coverage, basement, parking, set backs etc. (except FAR) shall be applicable.

POLICY FOR REDEVELOPMENT SCHEMES

- Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, up to 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment.
    - In addition, within TOD Zone, minimum of 30% of overall FAR shall be mandatory for residential use, This component comprises of 50% units of size ranging between 32-40 sq.m and the balance 50% comprising of homes ≤65 sq.m. Indicative mix of uses within Zonal plan land uses falling within TOD Zone.

- Amalgamation and reconstitution of the plots for planning purpose will be permitted.

- To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone.

POLICY FOR REDEVELOPMENT SCHEMES

- In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area.
- The standards of housing density, minimum width of roads and community facilities can be relaxed, wherever justified, by planning considerations (e.g., pedestrianisation of the area).
- The Public and Semi-public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, parking etc. shall be retained in their present locations as far as possible and if not, relocated as part of the redevelopment scheme.
- Urban Design and Heritage to be ensured as per the guidelines.
- The land use shall be governed as per the Master Plan / Zonal Development Plan. The non-residential use will be permitted as per the provisions of the Mixed Use Regulations and Special Area Regulations.

MISCELLANEOUS

SHELTER

- The policy regarding " Shelter" is based on the goal of ensuring 'Shelter for All' by harnessing the potential of the public, private/ corporate and household sectors.

- It aims to ensure effective housing and shelter options for all citizens, especially for the vulnerable groups and the poor, by creation of adequate housing stock on either rental or ownership basis.

- It envisages the role of the public agencies as facilitator through policy and strategic interventions.

HOUSING NEED

- As per the Census 2001, Delhi has 24.5 lakh Census houses under the category of residence and residence-cumother uses, in which 25.5 lakh households are residing.
- This reflects a net housing shortage of about 1.0 lakh houses /dwelling units.
- The households are accommodated in a variety of housing types including different categories of planned built housing, squatter settlements, unauthorized colonies, traditional areas and villages.
- Based on the projected population of 230 lakh by 2021, the estimated additional housing stock required will be around 24 lakh dwelling units.
- This includes an estimated housing requirement of 20 lakh dwelling units for additional population and backlog of about 4 lakh units comprising of 1 lakh net shortage and the rest by dilapidated and Kutcha structures requiring replacement.

Table 4.1 Indicative Distribution of Housing Types

Housing Type	Developm Agencies	Housing Component %		
		EWS/ LIG	Others	Total
Slum & JJ - In-situ Rehabilitation; Relocation / Recons-truction & Up-gradation.	Public Private, Co-op Society	25	-	25
Houses on Inde-pendent Plots & Redevelopment	Public, Private	4	4	8
Group Housing (Min. 35% of total DUs mandatory 2 room or less)	Public, Private Co-op Society	14	28	42
Employer Housing	Central / State Govt.	2	2	4
Unauthorised Regula-rised colonies infill	Co-op Society/ / Residents'/Asso-ciation /Private	6	9	15
Other Housing areas/ Up-gradation of Old areas Traditional areas/ Villages	Public, Private Co-op Society	3	3	6
TOTAL		54	46	100

HOUSING STRATEGY

- The proposed housing strategy incorporates specific approaches for development of new housing areas, upgradation and re-densification through redevelopment of existing housing areas including unauthorized colonies, housing in villages and Special Area.

- Looking at the possible distribution of housing types, the future requirement of shelter provision will be dominated by small dwelling units.

- In view of the limited availability of land and increased requirement of housing, plotted residential development shall be discouraged.

HOUSING STRATEGY

- New Housing areas
- Restructuring and up-gradation of the existing areas
  - Planned Areas
    - A. Plotted / Group Housing
    - Employer Housing
    - Bungalow Area
  - Traditional Inner City and Unplanned Areas
    - Special Area and Villages
    - Unauthorised / Regularised Unauthorised Colonies

- Housing for urban poor
    - Rehabilitation/Relocation of Slum & JJ Clusters
    - Resettlement Colonies
    - New Housing for Urban Poor
    - Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation /Relocation - In-situ Up-gradation / Rehabilitation of Slum & JJ Clusters and Resettlement Colonies

NIGHT SHELTER

- The provision of night shelters is envisaged to cater to the shelter less, which are proposed to be provided near the Railway Terminals, Bus Terminals, Wholesale / Retail markets, Freight Complexes etc. as per requirements, and should be identified keeping in view major work centres.

- Special provisions should be made for the homeless, women and children including the disabled, orphans and old.

- In addition, multi-purpose use of the existing facility buildings may be allowed for night shelter purpose.

- Provision should also be made for converting existing buildings, wherever available, with suitable modifications into night shelters..

DEVELOPMENT CONTROLS FOR RESIDENTIAL ZONES

In the residential use zone there are two sub-zones, RD - Residential Area (including villages within Laldora located in any use zone) and RF - Foreign Mission.

- **Permission of use premises in the sub use Zone-Foreign mission(RF).**
- **Sub-Division of residential zone (RD) into use premises.**
- **Use premises for residential use zone at community level and above.**
- **Control for Building/ Buildings within residential premises.**

RESIDENTIAL PLOT-PLOTTED HOUSING

Maximum Ground Coverage, FAR, number of Dwelling units for different size of residential plots shall be as per the following table

S.No.	Area of Plot (sq.m)	Max. Ground Coverage %	FAR	No. of DUs
1	Below 32	90*	350	3
2	Above 32 to 50	90*	350	3
3	Above 50 to 100	90*	350	4
4	Above 100 to 250	75**	300**	4
5	Above 250 to 750	75	225	6
6	Above 750 to 1000	50	200	9
7	Above 1000 to 1500	50	200	9
8	Above 1500 to 2250	50	200	12
9	Above 2250 to 3000	50	200	15
10	Above 3000 to 3750	50	200	18
11	Above 3750	50	200	21

Terms and Conditions

- **Height:** The maximum height of the building in all plots shall be 15 metres.

- **Basement:** Basement shall not be counted towards FAR if used for purposes permissible under Building byelaws namely household storage and parking.

- **Stilts:** If the building is constructed with stilt area of non-habitable height (less than 2.4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building.

- **Density:** For the purpose of density calculations, the dwelling unit shall be considered to accommodate 4.5 persons and the servant quarter to accommodate 2.25 persons

- **Parking:**
  1. 2 Equivalent Car Space (ECS) in plots of size 250-300 sq.m.
  2. 1 ECS for every 100 sq.m. built up area, in plots exceeding 300 sq.m., provided that, if the permissible coverage and FAR is not achieved with the above-mentioned parking norms in a plot, the parking norms of the preceding category shall be allowed.

THE MINIMUM SETBACK SHALL BE AS GIVEN IN THE FOLLOWING TABLE

S. No	Plot Size (In sqm)	Minimum setbacks (in metre)			
		Front	Rear	Side (1)	Side (2)
1	Below 100	0	0	0	0
2	Above 100 and up to 250	3	0	0	0
3	Above 250 and up to 500	3	3	3	0
4	Above 500 and up to 2000	6	3	3	3
5	Above 2000 and up to 10000	9	6	6	6
6	Above 1000	15	9	9	9

RESIDENTIAL PLOT-GROUP HOUSING

- **Minimum size of plot** : 3000 sq.m.
- **Maximum Ground Coverage** : 33.3%
- **Maximum FAR** : 200
- **Height** : NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
- **Parking** : 2.0 ECS/100 sqm built up area

CLUSTER COURT HOUSING

- **Minimum size of plot** : 3000 sq.m.
- **Maximum FAR** : 175
- **Maximum Height** : 15.0m with maximum coverage 100% subject to light and ventilation condition

FOREIGN MISSION

- **Maximum Ground Coverage** : 25%
- **Maximum FAR** : 75
- **Maximum Height** : 15m

Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR

HOSTEL/ GUEST HOUSE/ LODGING & BOARDING HOUSE/ DHARAMSHALA

- **Min. Plot size** : 500 sq. m
- **Maximum Ground Coverage** : 30%
- **Maximum FAR** : 120
- **Maximum Height** : 15m

I. Parking to be Provided @2 ECS per 1000 Sq.m. of built up area

I. These norms shall not be applicable for guest house under mixed use regulations.

GOVERNMENT OFFICES

GOVERNMENT OFFICES

Delhi being the country's capital provides excellent opportunities in service sector. It has attracted people in government and quasi government sector from all parts of India. The growth in the sector was significant till 1981. However, as per the report on Economic Census, 2003, the employment in government sectors is on decline.

The table below shows the growth of employment in different government sectors.

Fig in Lakh

Sl No	Category	1981	1991	2000	2003
1	Central Government	2.25 (6.64)	2.15 (-4.44)	2.13 (-0.93)	2.14
2	Government of NCTD	0.58 (9.43	1.04 (9.31)	1.13 (8.65)	1.21
3	Quasi Government (Central +State)	1.41 (151.79)	2.14 (51.77)	2.04 (-4.67)	1.96
4	Local Bodies	1.17 (30)	0.83 (-29.06)	0.95 (14.46)	0.93
	TOTAL	5.33 (30)	6.16 (15.57)	6.25 (1.46)	6.24

Figures in brackets indicate decadal growth rate in percentage

DECENTRALIZATION OF OFFICES

- As per NCR Plan, no new Central Government and Public Sector Undertaking offices should be located in NCTD.
- However, the issue of shifting of existing Government / PSU offices from Delhi as well as restricting the setting up of new offices would only be possible after a time bound action plan is prepared together with suitable incentives and disincentives.

OPTIMUM UTILIZATION OF GOVERNMENT LAND

Government of India, Govt. of NCTD and local bodies are occupying prime land in Delhi for their offices. Most of the offices have been setup immediately after Independence. Large areas are underutilized and have completed their economic life. Due to downsizing of government employment and need for generation of resources by the ministries, optimum utilization of existing government offices / land could be achieved by the following measures:

(i) Intensive utilization of existing government offices/land.

(ii) Utilization of Surplus land by the government for residential development.

(iii) Utilization of 10% of total FAR for commercial uses to make the restructuring process financially feasible.

This shall be subject to approval of land owning agency and concerned local body.

SOCIAL INFRASTRUCTURE

SOCIAL INFRASTRUCTURE

- The quality of life in any urban centre depends upon the availability of and accessibility to quality social infrastructure.

- Social infrastructure can be looked at in terms of the facilities indicated in the City Level Master Plan, and Community Facilities, which are indicated at the layout plan level in various use zones.

- These include social infrastructure facilities pertaining to health, education, sports facilities, socio-cultural activities, communications, security and safety, and

- Other community facilities pertaining to recreation, religious activities, social congregations and community events, cremation / burial grounds etc.

HEALTH

The following broad strategies are proposed in order to meet the requirements of health related infrastructure:

i. Shortfall in the availability of number of beds per 1000 population is proposed to be met through-

(a) Enhancement in FAR for various levels of health facilities;

(b) Promoting rebuilding of the existing old hospitals and;

(c) Shifting of contagious diseases hospitals from existing urban areas to the proposed urban extension

HEALTH

There shall be following 5-tiers health facilities for the city population:

i. Hospitals category:

(a) Category A- 501 beds and above;
(b) Category B- 201 beds to 500 beds;
(c) Category C- 101 beds to 200 beds;
(d) Category D- Upto 100 beds
(e) Other health facilities, which include maternity home, nursing home, family welfare centre, polyclinic, pediatrics centre, geriatric centre, diagnostic centre, etc.

ii. **For health care of animals and pets the following 3 tier of health facilities has been proposed :**

(a) Veterinary Hospitals for pet/ domestic animals and birds shall be provided as per need.
(b) Dispensary for pet animals and birds shall be provided in all the zones at Community Level.
(c) Pet clinic is permitted in all landuse zones except in Recreational use zone.

PLANNING NORMS AND STANDARDS FOR HEALTH FACILITIES

Sl No	Category	Population / Unit (approx)	Plot Area
1	Hospital A (501 beds & above)	5.0 Lakh	2.5 ha to 4.5 ha
2	Hospital B (201 beds to 500 beds)	2.5 Lakh	1.5 ha to 2.5 ha
3	Hospital C (101 beds to 200 beds)	1.00 Lakh	0.5 ha to 1.0 ha
4	Hospital D (up to 100 beds)	1.00 Lakh	0.25 ha to 0.5 ha
5	Medical College	1 per 10 lakh	As per norms of Medical Council of India / Regulatory body (Subject to availability of land)
6	Nursing and Parametric Institute	1 per 10 lakh	2000 sqm (Subject to Nursing Council of India / Ministry of Health Norms)
7	Veterinary Institute	As per requirement	As per the Veterinary Council of India / Ministry norms (Subject to availability of land)

PLANNING NORMS AND STANDARDS FOR HEALTH FACILITIES

Sl No	Category	Population / Unit (approx)	Plot Area
8	Other Health Facilities	1 per 50,000	1000 sqm to 2000 sqm
	a. i) Maternity Home ii) Nursing Home/polytechnic iii) Dispensary	1 per 50,000 1 per 50,000 1 per 10,000	1000 sqm to 2000 sqm 1000 sqm to 2000 sqm 800sqm to 1200 sqm
	b. i) Family Welfare Centre ii) Pediatric Centre iii) Geriatric Centre iv) Diagnostic Centre	1 each per 50,000	500 sqm to 800 sqm each
9.	a. Veterinary Hospital for pet animals and birds b. Dispensary for pet animals and birds	1 per 5.0 Lakh 1 per 1.0 Lakh	2000 sqm (Subject to availability of land) 300sqm

EDUCATION

- The literacy rate in Delhi has increased from 75.3% in the year 1991 to 81.82% in the year 2001.
- In overall terms Delhi has a fairly elaborate network of educational institutions from the pre-primary/ primary to the higher education and professional education levels. .
- At present there are 2416 primary schools, 755 middle schools, and 1576 secondary/senior secondary schools

PLANNING POLICY PARAMETERS

- The educational institution premises may be permitted to function in two shifts, subject to statutory approvals and any other conditions that may be stipulated by the relevant competent authority.
- Nursery School may function as part of Primary School / Secondary School / Senior Secondary School, wherever needed. Separate / exclusive Nursery Schools are permitted in residential premises as per the Mixed-use policy.
- Requirement of schools and training centres for mentally and physically challenged with differential development norms are given.

PLOT AREA REQUIREMENT FOR SCHOOLS

S. No	Category	Population / unit (approx)	Plot Area
1	Primary School	10,000	0.2-0.4 ha
2	Sr Secondary School	10,000	0.6-0.8 ha
3	School for Mentally Challenged	10.0 lakh	0.2 ha
4	School for physically challenged	10.0 lakh	0.2 ha

SPORTS FACILITIES

- Delhi is emerging as an important centre for National and International Sports events.

- Sizeable sports facilities have been developed in the City by various agencies like the Sports Authority of India (SAI), Delhi Development Authority (DDA), GNCTD, etc.

- However, sports activities, so far, been dealt with as a part of Recreational use.

- It is also felt that many of the facilities, which have been developed, could actually be seen as recreation and/or club type of facilities.

- As a result, even though the DDA has developed a large network of excellent sports facilities, over and above the facilities developed by the SAI, etc.

PROVISION OF SPORTS FACILITIES

- Sports activities are an important part of physical and social development of an individual and, at another level sports activities have a significant aspect of, and potential in the form of congregational and competitive events at the community, city, national and international levels.

- Keeping this in view norms and space standards separately for sports facilities at neighborhood level and city level have been proposed with the aim of development of sports and play areas for all age groups at appropriate levels

Sl.No.	Category	Pop. / Unit (Approx.)	Plot Area (Ha.)*
1.	Divisional Sports Centre/ Golf Course	10 lakh	10 to 30 & above
2.	District Sports Centre	5 lakh	3 to 10
3.	Community Sports Centre	1 lakh	1 to 3
4.	Neighborhood Play area	10,000	0.5 to 1
5.	Housing Area Play Ground	5,000	0.5

Thank You

TYPES OF STATUTARY APPROVALS / NOC

Sr.No.	Approvals / NOC	Authority
1	Concept Plan	Client
2	Layout Plan	Statutory Authority / NDMC
3	Building Plan Approval	DUAC
4	Fire Approval	DFS
5	Environmental Clearance	MoEF&CC
6	Building Plan Approval	NDMC
7	Consent to Establish	DPCC
8	Tree Cutting Permission	Dept. of Forest, GNCTD
9	NOC for Height permission	Airport Authority of India (AAI)
10	NOC for withdrawal of ground water	Central Ground Water Authority
11	NOC for fresh water supply and waste water connection to sewer line	NDMC
12	NOC for supply of electricity	NDMC/DTL
13	NOC for PNG line	IGL
14	NOC	Delhi Metro Rail Corporation (DMRC)
15	NOC for telephone line	BSNL/MTNL