



**Unified Building Bye Laws-2013 and Development
Control Regulation of Master Plan for Delhi-2021**



Delhi Urban Art Commission



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FOREWORD

Unified Building Bye-laws for National Capital Territory of Delhi are applicable since 1983. Since then, a number of amendments/modifications, both in the Development Control Regulations (DCRs) and Building Bye-laws have been made and are in operation. The Master Plan for Delhi 2021 was notified on 7th February, 2007 and subsequently, certain Master Plan Regulations are also amended.

In the present study on the applicable Bye-laws for Delhi and Development Control Regulations as amended up to 2013 were grouped together and simplified. Certain new provisions have been added to cut down the delay for sanctioning and Issue of Completion Certificate.

This study has been conducted by the Delhi Urban Art Commission in consultation with the professionals (Architects and Planners). The Delhi Urban Art Commission appreciate the efforts of the team and the advisors for formulation of this document.

Dated: 30.09.2013

Raj Rewal
Chairman,
Delhi Urban Art Commission

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PREFACE

The Delhi Urban Art Commission with the approval of the Ministry of Urban Development initiated an exercise for the simplification of the Delhi Building Bye Laws- 1983 on sumo moto basis with objective of making user friendly clear cut and unambiguous.

Delhi's Unified Building Byelaws framed in 1983 were based on Development Control Regulations (DCRs), Municipal Corporation of Delhi (MCD) Building Bye Laws 1957 and 1967 and also National Building Code – 1971. Later on the National Building Code was revised twice, the latest in 2005. Development Control Regulations of Delhi Master Plan were extensively amended in 1990 and 2007 and form part of MPD 2001 and MPD 2021. During this period, a number of additions/alterations were also made in 1983 Building Byelaws. These amendments MPD-2021 up to September, 2013 are also incorporated.

Other aspects such as provision for Physically Challenged persons, Water Harvesting, Water-Waste Recycling System, regulations for conservation applicable in the vicinity of National Monuments, Green Building Concept and provisions for mitigating Disaster, Structural and Fire Safety Codes; all these are required to be the part of Unified Building Byelaws. Thus, in the present exercise on simplifying Unified Building Bye Laws for Delhi, all these aspects have been considered and also wherever felt necessary references from National Building Code- 2005, other documents and various websites have been quoted.

In these present modified Unified Building Bye laws for Delhi, additional provisions have been made so as to make professional more responsible by assigning the power of “Deemed Sanction/Completion” of building plans/completion certificate for low rise residential buildings on plots, forming part of approved Layout Plans.

Similarly, incentive FAR to the extent of 1 percent is proposed for buildings where energy saving techniques are adopted. Also to encourage innovative and creative design, relaxations in the Building Bye- Laws are suggested subject of adherence to DCRs of Master Plan of Delhi.

Under the provision of “Bulk Characteristics” for Development on specific site/plot, the Owner/Architect of the project may approach to the Local Body/Authority to get information of the applicable DCRs such as basement area, ground coverage, FAR, height, number of dwelling units, parking norms, setbacks and other requirements for planning and designing the project. Also, fees and charges to be paid at various stages have been grouped together.

The Unified Building Bye Laws as proposed to be amended are comprehensive, clear to understand and easy to follow by Owners/Professionals and Local Body/Authority. However, unless a change in Building Bye Laws/Development Control Regulations of Delhi Master Plan is notified and up loaded on the website, it should not be made applicable for sanctioning the building plans.

Satish Khanna

Co- Chairperson

(Committee on building bye laws
Constituted by the Commission)

Dated: 30.09.2013

Sonali Bhagwati

Chairperson

**UNIFIED BUILDING BYE LAWS-2013 AND DEVELOPMENT CONTROL
REGULATIONS OF MASTER PLAN OF DELHI-2021**

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Chapter -1 GENERAL

Delhi Building Bye Laws, 2013(Applicable to NCTD)

To be published in Extra-Ordinary Part IV of Delhi Gazette, by the Government of India (Delhi Administration) vide S.O. No.....

File No.....

Dated

In exercise of the powers conferred under sub-section (1) of Section 57 of Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Administrator of (NCTD) - read with notification No.-18011(25)/67-UD, Government of India, Ministry of Health & Family Welfare and Urban Development dated 14th February, 1969, make the following regulations under clauses (e), (h) & (i) of the said section.

The regulations earlier notified under these clauses vide Notifications No. S.O. 513, dated 26-2-1959 Gazette of India, Part-II, Section 3 (ii) dated 7-3-1959 and the building byelaws in force, as adopted by the Delhi Development Authority, vide Resolution No. 229 dated 1-5-1965 and subsequent resolutions and amendments thereof shall stand superseded from the date the Building Bye-Laws for, NCTD ,2013 shall come into force.

1.0 Short title, Extent and Commencement

1.1 **Jurisdiction:** These bye-laws shall be called the Building Bye-Laws for, NCTD 2013.

1.2 **Applicability:** These Unified Building Bye-Laws shall apply to building activity under jurisdiction of Delhi Development Authority and these shall come into force with immediate effect.

Note: - Uniform building bye laws (similar) shall apply in areas under the jurisdiction of North Delhi Municipal Corporation, South Delhi Municipal Corporation, East Delhi Municipal Corporation /New Delhi Municipal Corporation and Cantonment board and word Delhi Development Authority and DD Act shall be replaced by the applicable Municipal Acts and Defense Act respectively.

1.3. Definitions:

General

1.4.1 In these bye-laws, unless the context otherwise requires the definition given above, under clause 1.3 shall have the meaning indicated against each term.

1.4.2 The words and expressions not defined in these bye-laws shall have the same meaning or sense as in Delhi Development Act, 1957 and Master Plan for Delhi, 2021(MPD 2021).

1.4.3 All mandatory Master Plan/Development Control Regulations regarding use, coverage, FAR, set-backs, open spaces, height, number of storeys, number of dwelling units, parking standards etc., for various categories of buildings, including modifications therein, made from time to time, shall be applicable mutatis-mutandis in the building Regulations under this clause. All amendments/ modifications made in these Regulations will automatically be included as part of these Unified Building Bye-Laws.

Note: - Extract relating to Development Control Regulations/provisions are reproduced from Delhi Master Plan-2021, including amendments up to September, 2013.(BBI No- 3)

1.5 Interpretation

1.5.1 In these bye laws, the use of present tense includes the future tense; the masculine gender includes the feminine and the neutral. The singular number includes the plural and the plural includes the singular. The word "person" includes Corporation, an individual, writing includes printing and typing and signature includes thumb

impression made by a person who cannot write if his name is written near to such thumb impression.

- 1.5.2 **Part Construction:** Where the whole or part of a building is demolished or altered or reconstructed, except where otherwise specifically stipulated, these Building Bye-Laws shall apply only to the extent of the work involved.
- 1.5.3 **Change of use / Occupancy:** Where use of a building is changed, except where otherwise specifically stipulated, these Building Bye-Laws shall apply to all parts of the building affected by the change.
- 1.5.4 **Existing approved building:** Nothing in these Bye-Laws shall require the removal, alteration or abandonment, nor prevent continuance of the lawfully established use or occupancy of an existing approved building unless, in the opinion of the Authority such a building is unsafe or constitutes a hazard to the safety of adjacent property or to the occupants of the building itself.

1.6 Pre-Code Building Permit: Where any building permit which has been issued by the Authority before the commencement of the Building Bye-Laws and where construction is in progress and has not been completed within the specified period from the date of such permit, the said permission shall be deemed to be sanctioned under these Bye-Laws and shall only be eligible for revalidation there under. Accordingly, where the validity of sanction has expired and construction has not commenced, construction shall be governed by the provisions of these Building Bye-Laws.

1.7 Development and Construction

- 1.7.1 Except hereinafter or otherwise provided, these Bye-Laws shall apply to all development, redevelopment, erection and/or re-erection of a building etc. as well as to the design, construction of, or reconstruction and additions and alterations to a building.
- 1.7.2 **Development permission:** No person shall carry out any development or redevelopment including sub-division on any plot or land (not forming part of any approved layout plan or scheme) or cause to be done without obtaining approval from the Authority for the Layout Plan.
- 1.7.3 **Building Permit:** No person shall erect, re-erect or make addition/ alterations in any building or cause the same to be done without, first obtaining a separate building permit for each such building from the Authority.
- 1.7.4 **Reconstruction:** The reconstruction in whole or part of a building which has ceased to exist due to fire, natural collapse or demolition having been declared unsafe, or which is likely to be demolished by or under an order of the Authority as the case may be and for which the necessary certificate has been given by the Authority shall be allowed subject to these Bye-Laws.

Chapter 2 **PROCEDURE AND DOCUMENTS FOR SANCTION/COMPLETION OF BUILDING PLANS**

2.0 **Notice:** - Every person who intends to erect, re-erect or make alterations in any place in a building or demolish any building shall give notice in writing to the Authority of his said intention in the prescribed form and such notice shall be accompanied by plans and statements in sufficient copies as prescribed below. The plans may be ordinary prints on ferro paper or any other type. One of them shall be cloth mounted. **Appendix- A-1**

2.1 **Copies of Plans and statements:** - Normally 4-copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required from Delhi Fire Service, the number of copies of the plans and statements accompanying the notice shall be 6. Where clearance is required from Delhi Urban Art Commission, the number of copies of the plans and statements accompanying the notice shall be 8.

2.1.1 Information accompanying Notice: - The notice shall be accompanied by the site plan, building plan services plans, specifications and certificate of supervision and ownership title and other documents prescribed by the Authority.

2.1.2 Size of Drawing Sheets:- size of drawing sheets shall be any of those specified in table below:-

S.No	Designation	Trimmed size, mm
1	A0	841X1189
2	A1	594X841
3	A2	420X594
4	A3	297X420
5	A4	210X297
6	A5	148X210

2.1.3 **Recommended** notation for colouring of plans – The site and building plans shall be coloured as specified in the table given below where items of work are not identified, the colouring notation used shall be indexed:

S. No.	Item	Site Plan	Building Plan
1.	Plot lines	Thick green	Thick green
2.	Existing street	Green
3.	Permissible building line	Thick dotted green
4.	Existing work (Outline)	Green	Green
5.	Work proposed to be demolished	Yellow hatched	Yellow hatched
6	Proposed-- a) Additions/ Alterations. b) Entirely new work	Red Not to be coloured	Red Not to be coloured
7.	Drainage	Red dotted	Red dotted
8.	Water Supply	Green dotted thin	Green dotted thin

2.1.4 Dimensions: - All dimensions shall be indicated in metric unit.

2.2 **Key Plan:** - A key plan drawn to a scale of not less than 1: 10,000 shall be submitted along with notice, showing boundary, location of the site with respect to neighborhood landmarks.

2.3 **Requirement of Site:**

2.3.1 Damp Site: - wherever the dampness of a site or the nature of the soil renders such precautions necessary, the ground surface of the site between the walls of any building erected thereon shall be rendered damp-proof to the satisfaction of the Authority.

- 2.3.2 **Corner Site:** -When the site front on two streets, the frontage would be on the street having the larger width. In cases, where the two streets are of same width, then the larger depth of the site will decide the frontage and open spaces. In such case the location of a garage (on a corner plot) if provided within the open spaces shall be located diagonally opposite the point of intersection.
- 2.3.3 **Minimum Size of Site:** -The minimum size of sites for the construction of different types of building or different use groups shall be in accordance with provisions of the Master Plan and any land development Rules and Regulations of the Authority.
- 2.3.4 **Distance from Electric Lines:-** No verandah, balcony, or the like shall be allowed to be erected or erected or any additions or alterations made to a building within the distance quoted below in accordance with the Indian Electricity Rules and its amendments from time to time between the building and overhead electric supply line:

	Vertically (m)	Horizontally (m)
a) Low and medium voltage lines and service lines.	2.4	1.22
b) High voltage lines up to and including 33KV	3.66	1.83
c) Extra high voltage lines beyond 33KV.	(Plus 0.3 m for every additional 33KV. or part thereof)	(Plus 0.3 m for every additional 33KV or part thereof.

2.4 Means of access - multi storey and special buildings:

For the multi-storeyed buildings (high rise) and buildings which are of 17.5 m. and above in height and are of low occupancy of categories such as Assembly, Institutional, Educational (more than two storeyed and built-up area exceeds 1000 sq. m), Business (where plot area exceeds 500 sq m.), Mercantile (where aggregate covered area exceeds 750 sq. m.), Hotel, Hospital, Nursing Homes, Underground Complexes, Industrial Storage, Meeting / Banquet Halls, Hazardous Occupancies following provisions of means of access shall be applicable:-

- 2.4.1 No building shall be erected as to deprive any other building of its means of access.
- 2.4.2 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building, which in any way encroaches upon or diminishes the area set apart as means of access.
- 2.4.3 The width of the main street on which the building abuts shall not be less than 12.0 m. or as provided in the approved Layout Plan.
- 2.4.4 If there are any bends or curves in the approach road, sufficient width shall be permitted at the curve to enable the fire tenders to turn, the turning circle shall be at least of 9.0 m. radius.
- 2.4.5 The approach to the building and open spaces on its all sides up to 6.0 m. width and the layout for the same shall be done in consultation with the Chief Fire Officer and the same shall be of hard surface capable of taking the weight of fire tender, weighing up to 22 tonnes for low rise building and 45 tonnes for building 15 m. and above in height. The said open space shall be kept free of obstructions and shall be motorable.
- 2.4.6 Main entrance to the premises shall be of adequate width to allow easy access to the fire tender and in no case it shall measure less than 5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance the height of the archway shall not be of less than 5.0 m. in height.
- 2.4.7 For multi-storeyed group housing schemes on a plot, the approach road shall be 20.0 m. or as per Master Plan/Development Plan provisions and between individual buildings there shall be 6.0 m. space around.
- 2.4.8 In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 m. and above and 22 tonnes for building height less than 15.0 m.
- 2.4.9 The external window shall not be blocked by louvers etc. In such case provisions shall be made so that one can enter the building to be rescued through the window by using hydraulic platform etc.

2.5 **Layout/Sub-division Plans:**

- 2.5.1 Layout and Sub-division plans are prepared by the Planning Authority/Local Bodies or by the Developers and are sanctioned/approved by the Competent Authority.
- 2.5.2 Revised Layout Plans/Subdivision plan:-In view of provision of MPD-2021 existing layout plan /sub division plan, may require revision to make provisions for required social & municipal infrastructure as per MPD norms and to meet the deficiency, if any, the beneficiaries have to be charged.
- 2.5.3 Landscape Plan: - Landscape Plan is to be prepared in the scale of 1:100 for plots up to 500sq.m and for plots above 500 sq.m in size, the scale shall be 1:500, indicating the circulation and parking spaces(soft area), pathways(hard surface), greenery and plantation etc.

For Institutional, Commercial, Industrial and Group Housing schemes, number of trees in the respective premises shall be as per details given below:-

Plot size (in square meter)	Number of trees
Up to 2000	One tree per 100 square meter of open space out of which minimum 50 percent to be in the category of evergreen trees, having height of 20 feet or more.
Above 2000 to 12000	One tree per 100 square meter of open space out of which minimum 50 percent trees to be in the category of evergreen trees, having height of 30 feet or more.
More than 12000	One tree per 100 square meter of open space out of which minimum 50 percent to be in the category of evergreen trees, having height of 40 feet or more.

2.6 **Key Plan & Site Plan: -**

2.6.1 Site Plan shall be drawn to a scale as follow:

Site area	Scale
Up to 1000sq.m	Not less than 1:200
Up to 1000sq.m-10000 sq.m	Not less than 1:500
More than 10000sq.m	Not less than 1:1000

2.6.2 The site should be a part of an approved Layout/Subdivision Plan. The site plan is a detailed Plan showing the proposed placement of structure/building, parking area, open area, landscaping, and other development features as required by the specific sections of the Development Code of Delhi Master Plan, including the amendments time to time. Further also to indicate boundaries, means of access, position of the site in relation to neighboring street and name of the street, width of the street in front of the site.

2.6.3 Further, on the site plan the direction of north point, existing physical features, such as wells, drains, trees etc, ground area of the site and the breakup of covered area(existing and proposed) on each floor with the percentage of total plot area required under the bye – laws governing the coverage of the area, number of floors, height, basement area, setback lines should be shown.

2.7 **Building plan:** The plans of the building and elevations and sections accompanying the notice shall be drawn to a scale of 1:50. For plots measuring up to 250sq.m. and plots measuring above 250 sq.m. at scale of 1:100.

2.7.1 Details to be shown on building plans:- The plan shall include floor plans of all floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of rooms and the position and width of staircases, ramps and other exit ways, liftwvrs, lift machine room and lift pit details, indicating the use or occupancy of all parts of buildings, location of essential services, for example W.C, sink bath and the liked also.

2.7.2 ¹Barrier free environment for physically challenged persons: - Provision of barrier free environment in public and in all other building, wherever felt necessary, for persons with disability.

-Annexure 1

¹ Notification No. S.O. No. 917(E) dt. 28th August '2002.

- 2.7.3 Incentive FAR for Energy efficiency: -
- a. The building planned and designed as Energy Efficient Building by using innovative systems such as solar water heating, flushing with less water, roof insulations, use of renewable or recycled materials, reuse of water, waste management, maintenance of greenery- Solar water heating systems for bathing, washing, cleaning etc.; Maximizing the use of renewable natural resources and others.
 - b. Wherever at least five above mentioned techniques are adopted in projects for making the project energy efficient, the building plan sanctioning authority may consider an ***incentive of additional 1% of permissible FAR.***
 - c. This additional FAR may also be applicable to the buildings which have cladding on their facade up to 80mm thickness and Cavity wall for insulation in buildings.
- 2.7.4 Details to be shown on Section: Include sectional drawings showing clearly the size of the footings, thickness of basement wall, wall construction, size and spacing of framing members, floors slabs and roof slabs with their materials. The section shall indicate the heights of building, rooms and also the height of the parapet; and the drainage and the slope of the roof. Name of external finishes material to be used has to be shown on section. At least one section should be taken through the staircase, kitchen, toilet, bath and W.C.
- 2.7.5 Details to be shown on Elevation: Show all elevations, indicating details of service privy, if any, give dimensions of the permissible projected portions beyond the permissible building line, give indications of the north point relative to the plan, details of parking spaces provided, give indication of all doors, windows and other openings including ventilators with size in a proper schedule form. Name of external finishes material to be used has to be shown on elevations.

2.8 **Building Plans for Multi-Storeyed and Special Buildings:** For multi-storeyed buildings, which are above four storeyed and buildings above **17.5 m.** in height and for special buildings like assembly, institutional, industrial storage and hazardous occupancies, additional information with regard to **fire protection and life protection**, are to be shown on the drawings for various occupancy. These can be referred in National Building Code - 2005 (Part –IV, Fire & Life Safety), Delhi Fire Protection and Service Act 2007. Further, the following details may be checked from Delhi Fire Rules 2010(Chapter V, General Measure for Fire prevention²):-

- 2.8.1 Access to fire appliances/vehicles with details of vehicular turning circle/clear motorable access way around the building.
- 2.8.2 Size (width) of main and alternate staircase, along with balcony approach, corridor, ventilated lobby approach.
- 2.8.3 Location and details of lift enclosures.
- 2.8.4 Location and size of fire lift.

Plans are to be signed by Fire Engineer/Consultant.

-Annexure 2

2.9 **Service Plan:** Service plans for water supply, sewage disposal system and details of building services, as per norms and standards (Part IX Plumbing Services- Section 1- Water Supply, Section – 2- Drainage and Sanitation and Section 3- Gas Supply of National Building Code- 2005 of India, with amendments time to time) these are to be shown on a scale not less than 1: 100.

2.10 **Specifications:** - General specifications of proposed construction, giving types and grades of material to be used in buildings. **-Appendix A-2**

2.11 **Supervision:** - Notice shall be further accompanied by a certificate of supervision. **-Appendix A-3**

2.12 **Documents:** - In addition to above, application for building permit shall be accompanied by the following documents:-

- 2.12.1 Ownership Document /Sale deed.
 - a) Sale deed/Lease Deed along with the site plan.
 - b) NOC from lessor if lease deed is not executed.
- 2.12.2 Rain Water Harvesting Certificate.

-Appendix A-4

² www.delhi.gov.in/ Fire Regulations

- 2.12.3 Natural hazard & structural safety certificate- the certificate of structural engineer that he has to follow structural safety requirement in accordance to National Building Code - 2005, Part –VII. **- Appendix A-5**
- 2.12.4 Certificate for removal of Mulba/Debris- a certificate is to be submitted for removal of mulba and debris on a regular basis. **- Appendix A-6**

Affidavits /Undertakings and indemnity Bond are to be submitted as per details given in following Appendixes:-

- 2.12.5 Affidavit/Undertaking by the Architect that he has been appointed by the owner. **-Appendix A-7(1)**
- 2.12.6 Affidavit/Undertaking by the Engineer that he has been appointed by the owner **-Appendix A-7(2)**
- 2.12.7 Affidavit/Undertaking by supervisor, that he has been appointed by the owner. **-Appendix A-7(3)**
- 2.12.8 Undertaking by owner for payment of balance Peripheral charges. **-Appendix A-8**
- 2.12.9 Indemnity Bond by the owner, incase basement is to be constructed. **-Appendix A-9**
- 2.12.10 Latest receipt of Property Tax payment from House Tax department of the Municipal Corporation.
- 2.12.11 For individual plot, approval of the site from the Competent Authority, if plot is not the part of an approved Layout Plan, then key plan is also required.
- 2.12.12 In case the site falls in the built-up area declared, as Slum Area under the Act No Objection Certificate from the Competent Authority, for Slum Clearance/Land Use.
- 2.12.13 In case of a Farmhouse, NOC from the Competent Authority from land acquisition point of view.
- 2.12.14 Approval of the Chief Inspector of Factories in case of industrial buildings; and also from the Pollution Control Board, wherever required.
- 2.12.15 Approval from Chief Controller of Explosives, Nagpur and Chief Fire Officer, in case of hazardous buildings wherever permitted.
- 2.12.16 No objection certificate from the Delhi Development Authority regarding land use as per Master/Zonal Plan, if required.
- 2.12.17 NOC from Airport Authority/Civil Aviation Department where the plot falls in the Air Funnel as per notification.

Other documents in special cases:-

- 2.12.18 Recommendations of Chief Fire Officer regarding the fire safety.(Bye Law no 2.4 & 2.8)
- 2.12.19 No objection certificate from ASI where the plot falling within 300 mtrs. of protected monument.
- 2.12.20 Additional documents required for the clearance of Delhi Urban Art Commission, wherever applicable,
- 2.12.21 Additional documents required for conservation of Heritage sites including Heritage Buildings, Heritage/Precincts and Natural Features Areas(wherever required) - **Annexure 3**

2.13 Signing of Plans:

- 2.13.1 Signing the Building Plans: - All plans before submission to the Authority shall be signed by the owner(s) and by the Architect who has valid registration with the Council of Architecture and as per provisions of clause 2.20. **-Annexure 2**
- 2.13.2 Layout Plans: - All layout plans shall be signed by the owner(s) and by the following:
- i. Architect - Holding a valid registration with the Council of Architecture for Layout Plans of plots measuring area up to 1 hectare.
 - ii. Town Planner - Associate member with the Institute of Town Planners, India for all sizes of plots. **-Annexure 2**

- 2.14 **Notice for addition/alteration:** - When the notice is for an alteration in the building, only such plans and statement as may be necessary shall accompany the notice. **-Appendix A-1**

2.15 Building permit not required:-

- 2.15.1 No notice and building permit for addition/alterations which do not otherwise violate any provisions regarding building requirements, structural stability and fire safety requirements given in bye laws.

2.15.2 No notice and building permit is necessary for the following alterations including interior work as long as it is within the building bye laws.

- a) Plastering and patch repairs;
- b) Re-rooting or renewal of roof including roof of intermediate floor at the same height;
- c) Flooring and re- flooring;
- d) Opening and closing windows, ventilators and doors not opening towards other's property;
- e) Replacing fallen bricks, stones, pillars, beams etc.;
- f) Construction or re- construction of sunshade not more than 75cm. in width within one's own land and not overhanging over a public street;
- g) Construction or re-construction of parapet exceeding 1 m and not more than 1.5m in height and also construction or re-construction of boundary walls as permissible under Bye Laws; and
- h) white washing, painting etc. including erection of false ceiling in any floor at the permissible clear height provided the false ceiling in no way can be put to use as a loft/mezzanine etc.

2.16 Fees and charges

2.16.1 a. Building Permit Fee: - No building application shall be deemed valid unless and until the owner giving notice has paid the building plan fees on building application as per schedule given below:

- i. Building Permit fee for all buildings shall be calculated at the rate of Rs.5/- per sq.mtr. of covered area(including basement floor, mezzanine floor & loft etc.)
- ii. Fee for additional/alteration/revised plan shall be same of the original building permit fee paid.
- iii. Revalidation of plans: - Fee shall be @ 25% of original permit fee per year.
- iv. A fee for plinth level checking is Rs. 500/- in case of building other than group housing schemes. For group housing, it shall be R. 500 per block.
- v. Fees for Occupancy/Completion certificate:-To be calculated @5/- per sqm. of covered area)including basement floor, Mezzanine floor, loft etc.) in all types of buildings.
- vi. Fee for layout/approval/revised approval/alteration/addition for development/sub-division of land shall be calculated @ Rs.10, 000/- per acre.
- vii. Fees for revalidation of Layout Plans shall be calculated @ 25% of original permit fee per year.
- viii. Fees for application for provisional occupancy charges, in case of group housing ,Govt. housing, Govt. aided institutions & charitable Trust/Wakf Board shall be Rs. 1000/-
Note: - In case an application is rejected, no refund shall be made.

b. Stacking Charges: -

- i) Rs. 5.00 per sqm of plot area plots size up to 100 sqm;
- ii) Rs. 10 per sqm. of plot area Plots size above 100 sqm;
- iii) In case of Govt. housing, Govt. aided institutions & charitable Trust/Wakf Board Rs 5/- per sqm of built up area.

c. Peripheral charges:- Peripheral charges are to be paid by plot owner of Co-operative House Building Society Group IV for laying of such services by the DDA @ Rs. 70/-(in view of Hon'ble Court orders and consequent office order No. 80 dt. 12.06.03) per sqm. of net plot area at the time of sanction of building plans. Also, individual plot owner will submit an undertaking in the prescribed format for deposition of peripheral charges, at the time of submission of Building Plans.

-Appendix A-8

d. Betterment charges for additional construction at Barsati floor: - As per Notification No. K-12016/10/82-DD IIA dt. 10.08.83, the permission of barsati floor as a dwelling unit was permitted, provided the intending builders deposit betterment charges@150/-per sqm. of built up area either at the time of sanction of building plans or regularization of structure at the time of issue of completion/occupancy certificate. The betterment charges are levied for coverage beyond 25% and in case of provision of regular dwelling unit proposed even with 25%.

e. Additional FAR charges: - Means levy payable on the additional FAR allowed @ Rs. 450/- per sqm to be calculated for additional FAR, applicable on individual residential plot vide Notification

No. K-12016/5/79-DD IIA/VA/IB dt. 23.07.98 over and above the FAR applicable vide Notification No. K-12016/5/79-DD IIA/IB dt. 15.05.95.

The details of additional FAR applicable on individual residential plots is given in the following table:-

S. No.	Area of the Plot (Sq. mt.)	FAR as per Notification dated 23.07.98	FAR as per Notification dated 15.05.95	Difference (FAR to be charged)
1	Below 32	225	150	75
2.	Above 32 to 50	225	150	75
3.	Above 50 to 100	225	180	45
4.	Above 100 to 250	200	160	40
5.(a)	Above 250 to 500	150	140	10
(b)	Above 500 to 750	120	100	50
6.	Above 750 to 1000	100	83	20
7.	Above 1000 to 1500	100	83	17
8.	Above 1500 to 2250	100	83	17
9.	Above 2250 to 3000	100	83	17
10.	Above 3000 to 3750	100	83	17
11.	Above 3750	100	83	17

- f. Surcharge: In cases where the additional construction has already been carried out without getting sanction as per notification 23.07.1998 norms but which are within the norms as revised vide notification dated 23.7.1998, the construction will be regularized on payment of the levy plus a surcharge of 10%. This will be addition to the existing compounding fee, etc.

Note: The building plans shall be sanctioned subject to certification by the Chief Town Planner, Local Body that up gradation of infrastructure and services has been done or are inexistence and layout/services plans revised in consonance with July 23,1998 Notification.

- g. Betterment levy/additional FAR charges and penalty/compounding charges/special compounding charges: - Betterment levy or additional FAR charges in respect of additional construction shall be chargeable as follows:-

1. The plot owners/allottees seeking extra coverage, additional floor or part thereof, over and above the FAR given in Notification dated 23.07.1998, and given in Notification dated 22.09.2006, shall be applicable for construction as per the rates given in table below.
2. Plot owners/allottees seeking regularization of construction over the coverage allowed as per notification dated 23.07.1998 in terms of the additional coverage allowed under the notification dated 22.09.2006, shall have to pay penalty and compounding charges over and above the betterment levy referred to in Para 1 above.
3. Plot owners/allottees seeking regularization of additional height in terms of notification dated 22.09.2006, will have to pay penalty and special compounding.

The plot owners/allottees' shall be subject to levy as given in table below:-

S.No.	Purpose	A&B Colonies	C&D Colonies	E,F&G Colonies: in plots of more than 50sqm.	E,F&G Colonies: plots of up to 50sqm.
1.	New Construction	3500/-	1400/-	700/-	490/-
2.	Regularization of unauthorized construction				
(a)	Additional Coverage within sanctioned height	4020/-	1750/-	805/-	564/-
(b)	Additional Coverage above sanctioned but within permissible height (as per 23.07.98)	4375/-	1750/-	875/-	613/-
(C)	Additional Coverage beyond permissible height as per 23.07.1998 but within 15 meters	4900/-	1960/*-	980/-	686/-

Rates in Rs. Per sqm

Height permissible as per notification dated. 23.07.98 is 12.5m

Note: The orders of Hon'ble Supreme Court, dated 14th March 2008, with regard to permissibility in respect of ground coverage, FAR and height according to building norms as per MPD – 2021 shall be applicable subject to the terms laid down in the above order (in the matter of M.C Mehta v/s UOI and others in IA nos.212-2212 in W.P (Civil)No. 4777 of 1985).

These charges shall be levied on difference in maximum ground coverage (%), FAR, number of dwelling units and height between notification dated 23.07.1998 and notification dated 22.09.2006 are as given below:-

S. No.	Area of the Plot (Sq. mt.)	FAR as per Notif. dt. 22.09.06	FAR as per Notif. dt 23.08.98	Difference in FAR
1	Below 32	350	225	125
2.	Above 32 to 50	350	225	125
3.	Above 50 to 100	350	225	125
4.	Above 100 to 250	300	200	100
5.(a)	Above 250 to 500	225	150	75
(b)	Above 500 to 750	150	120	0
6.	Above 750 to 1000	120	100	30
7.	Above 1000 to 1500	120	100	20
8.	Above 1500 to 2250	120	100	20
9.	Above 2250 to 3000	120	100	20
10.	Above 3000 to 3750	120	100	20
11.	Above 3750	120	100	20

2.16.2 Fees and charges for Group Housing schemes –

2.16.2.1 Fee for approval: - Fee for approval of LOP Rs. 200 per block.

2.16.2.2 Fees for sanction of building plans Rs. 1500/- each floor of the building.

2.16.2.3 Betterment levy/additional FAR charges and penalty/compounding charges/special compounding charges: -

a) The gazette notification of 23.07.98 regarding enhanced FAR, number of Dwelling Units shall be charged @ Rs. 450/- sq.m over and above the FAR of group housing given in MPD- 2001.

Notification	Max. FAR	Net Housing Density	Max. height
dt 1.8.90	167	175	33m
dt 23.7.98	133	140	26m
Difference	34	35	7m

b) The building plan shall be sanctioned subject to certification by chief town planner local body, regarding up gradation of infrastructure and services, has been done or are in existence and LOP/services plans revised in consonance with 23.07.98 notification.

c) Surcharge:- In cases where the additional construction has already been carried out without getting sanction as per notification 23.07.1998 norms but which are within the norms as revised vide notification dated 23.7.1998, the construction will be regularized on payment of the levy plus a surcharge of 10%. This will be addition to the existing compounding fee, etc.

2.16.3 Fees for Inspection and completion:

- Notice for inspection of completion work up to plinth level shall be accompanied with fee of Rs.500/-
- Application for completion certificate shall be accompanied with fee of Rs. 100/- per sq.m of covered area.
- Pre-occupancy charges: - Pre-occupancy charge @ Rs. 25,000/- per dwelling unit.

Note: Fees & Charges are to be determined by the Authority /Local body from time to time and shall be payable by applicant/Owner.

2.16.4 Charges for compoundable deviations shall be as per Appendix Q.

2.26.5 Charges applicable for compoundable construction shall be as per Development Code clause 3(12) of MPD 2021[(Chapter-17) BBL No. 3.9 Clause 3(12)].

2.17 **Bulk characteristics for Development on specific plot (Planning requirement with respect to provision of Delhi Master Plan -2021):**

The owner/Architect may approach to Local Body/DDA to verify the bulk characteristic for development on his plot with respect to coverage, basement, FAR, setback (margin lines), height, parking , density (No of du's) and on any other aspect.

2.17.1 Procedure: The Architect/Owner is to submit the above details along with a Performa along with a fee of Rs. 1000/- to the Local Body/Authority. After the receipt, the Authority/Local Body to verify the details submitted in Performa, may verify the details or modify according to applicable planning requirements and communication within a period of 30 days. The details verified by the Local Body/Authority may be used by the architect for planning /designing the project on the said plot.

Note:-This procedure, however, will be optional and only operative if so desired by the Owner/Architect of the project. **-Appendix 'A-10'**

2.18 **Innovative/Creative Design:**

In case a building/structure is of an innovative/creative design, and is within the parameters of Development Control Regulations of MPD-2021, such case may be considered as a special case and taken up by a committee of experts chaired by the hon'ble LG for clearance subject to statutory clearances like Delhi Urban Art Commission, Fire, Airport Authority of India, Heritage conservation committee etc.

2.19 **Qualification and Competence of Professionals:** - Qualification and Competence of various professionals. **-Annexure – 2**

2.20 **Sanction:-**

2.20.1 **Instant sanction-** Deemed sanction:

i. Deemed building permit will be applicable only in such cases where an architect registered with Council of Architecture under Architects Act, 1972 has designed the building on an individual plot (forming part of an approved Layout Plan) and certifies that the building plans are within applicable building bye laws and Master plan Regulations.

This will be applicable for Buildings upto 33mts in height to be sanctioned under instant sanction, if it is certified by three architects (including the architect who designed the building) one structural engineer and one service engineer, who are registered on a panel, maintained by the Local Body/DDA, that the plans have been prepared within the framework of provisions of Delhi Master Plan and applicable Building Bye Laws/Regulations and the construction shall be carried out in accordance with MPD 2021 and BBL provisions under compoundable limits.

ii. Procedure: The application along with the building plans, documents, fees and charges etc to be submitted to the Local Body/Authority for their records and after submission of all the requisite charges and documents it will issue instant sanction and architect/owner can start the construction as per these plan which will be considered under Deemed building clause.

The Local Body/Authority may examine plans and documents within a period of 45 days and in case observes any deficiency, the owner/architect may be asked to rectify the same.

2.20.2 **Sanction of building plan by the Authority:** In cases not covered under deemed building permit shall follow the regular channel, in building plans with all other requirements including all documents (as provided in BBL no 2.12) Delhi fire service department and Delhi Urban Art Commission etc.Fees & charges (as provided in BBL no 2.16) laid down in these building bye laws will be submitted to building sanctioning Authority. The building sanctioning Authority will issue the sanction within 30 working days. **-Appendix B-1**

- 2.20.3 In cases where the building scheme requires the clearance of Delhi Urban Art Commission then the Authority shall issue the building permit only after getting the clearance from the Delhi Urban Art Commission.
- 2.20.4 In case where the building scheme requires the clearance of Heritage Conservation Committee then the Authority shall issue the building permit only after getting the clearance from the Heritage Conservation Committee, additional documents required for conservation of heritage site including heritage building, heritage precincts and natural feature areas, be also submitted , as given in Annexure -3.
- 2.20.5 **Standard building plan:** In case of standard building plans prepared by the concerned Authority for residential plots up to 50sq.mtr. in size and forming part of the approved layout plan, the owner shall be entitled to sign such standard plans and the required documents for the sanction of the Local Body/Authority. In such cases, architect/licensed engineer/ licensed supervisor certification would not be necessary and the owner shall be responsible to follow the standard plans for construction at site. In case of standard plans no compoundable deviation shall be permissible. The construction shall be carried out strictly in accordance with the standard plans and will be entitled to obtain completion/occupancy certificate after following the procedure mentioned above.
- 2.21 **Grant or Refusal:** - After receiving all documents and information submitted by the owner/Architect with proper authentication, the Local Body/Authority will issue the **Sanction** on the certification of the requisite professionals if on scrutiny observed certain deficiency may call architect and owner to rectify within a period of 45 days from the date of receipt of permit.
 b) In other cases not covered under the instant sanction the building plans will be sanctioned within a period of 30 days or will communicate the refusal giving full reasons through the communication. **-Appendix B-2**
- 2.22 **Validity period of building permit:** - The sanction once accepted through building permit shall remain valid for **five years** from the date of issue of sanction and shall be revalidated before the expiry of this period. Revalidation shall be subject to the Master Plan/Zonal Plan Regulations and Building Bye-laws applicable.
 Note: a) No building activity can be carried out after the expiry of validity of such building permit. Owner/architect should apply for completion/occupancy certificate within five working days of the validity period.
 b) No completion/occupancy shall be entertained after the expiry of valid extension of time for construction.
- 2.23 **Procedure for obtaining revalidation of building permit:**
- 2.23.1 The Building Permit can be revalidated for a period of one year at a time from the date of expiry of the validity of the original permit on payment of the required revalidation fees. Application for such revalidation shall be submitted on plain paper along with the following documents: -
- Original sanctioned plan;
 - Revalidation fee that shall be equal to fee of the original permit per year of lapsed sanction.
 - NOC from competent authority as per terms and conditions of lease-deed, if required;
 - NOC/ No dues certificate from House Tax Deptt. of MCD.
 - Documents in support of construction, if any, having been done within valid period of sanction;
 - Certificate of supervision from Architect / Engineer/ Supervisor Engineer that the construction is being carried out under his supervision according to the plans sanctioned by the concerned Local Body/Authority.
 - Ownership documents or Affidavit for updated ownership document after previous sanction.
 - Valid extension of time for construction.
- 2.23.2 The application for revalidation shall be processed and revalidation or objection, if any, shall be communicated within 5 working days from the date of the application.
- 2.24 **Revocation of building permit:** - The Authority may revoke any building permit issued under the provisions of the bye-laws if there has been any false statement or any mis-representation of material facts in the application on which the building permit was based.

Or

If the building permits, so issued, is found to be in violation of Building Bye-Laws / Master Plan /Development Control Regulations.

Or

If during construction it is found that the owner has violated any of the provisions of the Building Bye-Laws or Sanctioned Plan. After revocation of permit, action under the relevant provisions of the act shall be initiated.

2.25 Procedure during construction :

2.25.1 Display of sanctioned building plan at site:

- i) The owner has to display copy of sanctioned plan at site during the construction of the building.
- ii) Where tests of any materials are made to ensure conformity with the requirements of the bye laws, records of test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the Authority.

2.25.2 Intimation for taking up work at the site: - The owner / applicant who has been granted such building permit, shall intimate the authority in writing in (within 7 days) of starting the construction work at the site. Failure to send this intimation is a violation of the condition of sanction. **-Appendix C-1**

2.25.3 Intimation at completion of the work up to plinth level:- At this stage, the owner through his Registered Architect, in the Performa , will inform the sanctioning Authority to enable the Authority to ensure that work conforms to the sanctioned Building plans and Building Bye-laws. The following documents are also to be submitted along with the notice: **-Appendix C-2**

- i. Copy of valid Certificate of registered Architect/ Engineer Supervisor;
- ii. Building plans, indicating the plinth constructed at site in relation to the plot dimensions, area and setbacks, duly signed by the Owner and registered Architect/Engineer supervisor.

2.26 **Inspection:** -Authority will inspect the site and intimate the objection, if any, to the owner/Architect/Engineer/Supervisor Engineer. It will be obligatory on the part of the Authority to inspect the work and inform the objection, if any, to the Owner and Architect/Engineer within 10 working days from the receipt of such notice. IT will be the responsibility of the Owner/Supervising Architect/Engineer to ensure construction of the building in accordance with the sanctioned building plan. Under the provisions of MPD 2021 and BBL. **-Appendix C-3**

2.27 Procedure for obtaining Completion-cum-Occupancy Certificate:

2.27.1 No person shall occupy or allow any other person to occupy any building or part of a building for any purpose until such building or part of a building has been granted the occupancy certificate.

2.28 Notice for Occupancy-cum-Completion: The owner shall submit the notice of occupancy/completion.

2.28.1 along with the required documents and plans as listed below:-

- a) Copy of Lease-deed / Sale-deed.
- b) Extension of time up to the date of applying for completion certificate and Valid extension of time up to the date of applying for completion certificate; and in case completion is applied in phases, valid extension of time up to the last phase (for lease hold property) is to be submitted.
- c) One set of structural drawings of the building as executed at site along with Structural safety Certificate. **-Appendix D-1**
- d) Additional documents required by Delhi fire service department, Delhi Urban Art Commission and Heritage Conservation Committee will also have to be submitted for their clearance/approval.
- e) Three copies of completion plan;
- f) Three photographs of the building taken from different angles so as to show the overall view of the building;
- g) A copy of valid registration certificate of the professionals.
- h) Certification that the erection/re-erection or material alteration, the workmanship and all the materials (type and grade) are strictly in accordance with general and detailed specification and the work has been completed to our satisfaction. **-Appendix D-2**
- i) Certification that the sanitary/water supply works have been executed under supervision of Architect supervisor/Engineer supervisor and as per building bye-laws/sanctioned plan. **-Appendix D-3**

- 2.29 **Deemed- Completion/Occupancy Certificate:** -Owner/Architect of the project may be authorized by the Competent Authority to issue completion/Occupancy Certificate for such buildings/projects where Deemed Building Permit/Instant Sanction were followed, provided owner/architect certify that the construction has been in accordance to the sanctioned building plan and all the Rules/Regulations and Bye-laws have been followed while constructing the Building.
- 2.29.1 The procedure to be followed may be that the owner/architect has to submit the application along with all the documents, completion plans and the processing fees/ charge. The Plans have to be certified by the Architect/Owner and also by two Architects and an engineer with minimum 10 years' experience from a panel of such professionals maintained by the Local Body's/Authority, certifying that the completion plans are in accordance to the sanctioned building plans and in accordance to building bye laws..
- 2.30 **Projects not covered under Deemed Sanction:** For projects not covered under the Deemed Sanction, occupancy/completion certificate will be processed by the Authority on the bases of the completion plans, documents and fees submitted by the owner/Architect.
- 2.30.1 In cases, where the building scheme requires the clearance of Delhi Urban Art Commission, the Authority shall issue the completion/occupancy certificates only after getting the clearance from Delhi Urban Art Commission, CFO and other statutory agencies including clearance from heritage conservation committee(wherever required).
- 2.31 **Occupancy/Completion certificate for multi stored buildings/special buildings:** In the case of multistoried buildings/special buildings, the occupancy/completion certificate shall be issued by the Authority only after the clearance from the Delhi Urban Art Commission, Delhi Chief Fire Officer and other statutory agencies including clearance from heritage conservation committee(wherever required).
- 2.32 **Communication for occupancy /completion certificate: -**
- 2.32.1 The Authority on receipt, of the notice of completion shall inspect the work.
- 2.32.2 Time for inspection shall be communicated to the Owner /Architect.
- 2.32.3 After inspection, Objections, if any, and compounding fee, to be calculated for compoundable items given in annexure 3, shall be intimated to the owner/Architect.
- 2.32.4 On compliance of all requirements, the Occupancy/completion Certificate shall be issued within a period of 10 working days.
- i. Communication regarding issuing of completion is communication by Authority. **-Appendix D-4**
 - ii. Communication in case of rejection, giving full reasons and objections raised are Communication by Authority. **-Appendix D-5**
- 2.33 **Unauthorized Construction:** In case of unauthorized development, the Authority shall take suitable action, which may include demolition of unauthorized works, sealing of premises, prosecution and criminal proceeding against the offender in pursuance of relevant laws in force.
- 2.34 **Penal Action:**
- 2.34.1 Violation of provision of Master Plan Regulations and Building Bye - Laws,
- i. Compoundable items: Certain violations are to be regularized only to a limited extent after levying the compoundable charges, only such violations which do not affect the covered area/FAR, except within the compounding limits. Various violations Compounding Charges are leviable. **-Annexure- 4**
 - ii. In case, it is found that Completion/Occupancy Certificate was obtained on misrepresentation, the same may be cancelled and action taken as per Law.
 - iii. The use of building or part, other than sanction cannot be changed and such offence of misuse is punishable under provisions of the relevant Act.
- 2.34.2 Action against the Owner/ Professional:-
- i. If the Competent Authority noticed that any owner/professional has made false statements or material facts and mis-represented for obtaining building permit, the Owner/Professional registered with the Authority/Local Body, may be delisted, building permit revoked and action taken as per Law.

- ii. Also, in case of registered Architects the Council of Architecture may also be informed regarding the act of the defaulting Architects for taking suitable action for professional misconduct.

2.34.3 Construction to be in conformity with Building Bye-Laws – Owners’ liability: Neither granting of permission nor approval of the buildings and specifications, nor the inspection by the Authority during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the Building Bye-Laws and in case of any violation shall be liable for action under the Law.

2.35 **Unsafe Buildings:** - All unsafe buildings shall be deemed to constitute a danger to public safety, hygiene and sanitation and shall be demolished/restored by repairs or dealt with as otherwise directed. The relevant provisions of the MCD Act shall apply for action for unsafe buildings.

Chapter 3 **MASTER PLAN DELHI- 2021, DEVELOPMENT CONTROL REGULATIONS (DCRs)**

MPD 2021, provides the guide for the preparation of Layout Plans under the various regulations including norms for facilities and circulation system whereas Service Plans for the provision of physical infrastructure like, Water supply, Sewage, Drainage etc. have to conform to the Municipal Bye Laws as provided in the National Building Code- 2005. In case of Integrated Plan the Development Control Regulations as applicable to different land uses, are applicable on the total plot and subdivisions are for development purposes. While applying developmental polices and development controls for preparation of integrated schemes, MPD-2021 provisions are to be followed.

Where development control regulations are not given for any use premises, the same can be formulated by the Authority.

Master Plan for Delhi -2021(MPD): –The Development Code applicable for development is given in Master Plan of Delhi (MPD)-2021.The purpose of the code is to promote quality of built environment by organizing the appropriate development of the land in accordance with the development policies and land use proposals contained in the Plan. The layout plans are prepared based on Development Control Regulations (DCRs)/planning norms given in MPD

3.1 Shelter (MPD 2021- Chapter 4)

4.4.3 Control for building/buildings within residential premises

A. 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:-

Sl. No.	Area of the Plot (sq. mt.)	Maximum Ground Coverage%	FAR	Number 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	150	9
7.	Above 1000 to 1500	40	120	9
8.	Above 1500 to 2250	40	120	12
9.	Above 2250 to 3000	40	120	15
10.	Above 3000 to 3750	40	120	18
11.	Above 3750	40	120	21

Notes:

- i. The Local Body concerned shall be competent to disregard variation up to 2% in plot size, arising from conversion of area from sq. yard to sqm. and to grant the norms applicable to the lower category of plot size in accordance to Para (ii) below
- ii. *100% ground coverage shall be eligible for regularization of construction, already existing as on 22.09.06 on payment of charges as notified.
- iii. Minimum size of the residential plot shall be 32 sqm. However, in case of Government sponsored economically weaker section schemes, size could be reduced further.
- iv. **100% ground coverage and 350 FAR shall be eligible for regularization of construction already existing as on 22.09.06 on payment of charges as per the notification, in respect plot size between 100 to 175 sqm.
- v. Permissible FAR and dwelling units shall not be less than MPD – 2001.

Terms and conditions:

- i. The additional number of dwelling units would be subject to payment of levy for the augmentation of civic infrastructure.

- ii. The total coverage and FAR permissible in any plot in a category, shall not be less than that permissible and available to the largest plot in the next lower category.
- iii. Height: the maximum height for building *shall be 15m. in plots without stilt parking and 17.5m in plots with stilt parking. Such residential building shall not be considered as high rise building. For purpose of fire and life safety requirements, clearance of Fire Department will be obtained by the individual plot owner. in all plots shall be 16.5mt with stilt floor for parking.
- iv. Subdivision of plots is not permitted. However, if there are more than one buildings in one residential plot, the sum of the built up area and ground coverage of all such buildings, shall not exceed the built up area and ground coverage permissible in that plot.
- v. The mezzanine floor, and service floor, if constructed, shall be counted in the FAR.
- vi. Basement: Basement shall not be counted towards FAR if used for purposes permissible under building bye laws namely household storage and parking. Basement area shall not extend beyond the coverage on the ground floor as per permissible and sanctioned built up area, but may extend to the area below the internal courtyard and shaft. Basement if used in terms of chapter 15.0 Mixed Use Regulations (MPD- 2021) shall count towards FAR and shall be liable to payment of appropriate charges, if it exceeds the permissible FAR.
- vii. Stilts: If the building is constructed with stilt area of non-habitable height(less than 2.4 m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building.
 - (i) Parking: parking space shall be provided for within the residential plot as follows:
 - a. 2 Equivalent Car Space (ECS) in plots of size 250-300sq.m.
 - b. 1 ECS for every 100sq.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.
 - (ii) 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.

(iii) The minimum setbacks shall be as given in the following table:

S.No.	Plot size (in sq.m.)	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 10000	15	9	9	9

- a) In case the permissible coverage is not achieved with the above mentioned setbacks in a plot, the setbacks of the preceding category may be allowed.
- b) In the case construction in the future, a minimum 2mx2m open courtyard shall be provided for in residential plots of area of 50 sq.m. to 100 sq.m.
- (iv) Number of servant quarters shall be provided as per approved layout plan and shall be constructed within the stipulated height. However, if the garage block space is merged with the main building, no separate servant quarter block or servant quarter as part of main building shall be allowed. However, provision for a servant's room as part of the dwelling unit within the permissible coverage FAR shall be allowed.
- (v) Each servant quarter shall comprise of one habitable room of area not less than 11 sq.m. Floor area exclusive of cooking, verandah, bathroom and lavatory. The maximum size of the servant quarter shall be 25 sq.m. If larger in size, the servant's quarter shall be counted in density as a full dwelling unit.
- (vi) Plot owners/allottees seeking extra coverage, additional floor or part thereof over above gazette notification dated 23.07.98 as per above mentioned norms shall be charged betterment levy (or additional FAR charges) at the rates notified with the approval of the Government from time to time. This is an addition to the levy payable on the additional FAR allowed vide notification dated 23.07.98 and over the FAR allowed vide notification dated 15.05.95.

– UBBL no 2.15

- (vii) Plot owners/allottees seeking regularization of construction in terms of the additional coverage allowed under this notification shall have to pay a penalty and compounding charges notified with the approval of the Government, over and above the betterment levy referred in Para xiii above. – UBBL no 2.15
- (viii) Plot owners/allottees seeking regularization of additional height in this notification, will have to pay penalty and special compounding charges notified with the approval of the Government, in addition to betterment levy referred to in Para (xiv). – UBBL no 2.15
- (ix) The amount so collected be deposited in an escrow account by the local body concerned for incurring expenditure for developing parking sites, augmentation of amenities/infrastructure and environmental improvement programmers' and a quarterly statement of the income and expenditure of the account shall be rendered by the local bodies to the Government.
- (x) Encroachment on public land shall not be regularized and shall be removed before the local body grants sanction for regularization of additional construction or height except following:-
- a) Projections/chajjas/covered chajjas built up portion which existed before 7.2.2007 up to 1 m.above 3 m height from the ground level shall be regularized for plot size up to 175 sq. m on roads below 24 m. ROW on pre 1962 colonies (except for A and B category) already notified by MCD, in unplanned areas (including special areas, village abadi and unauthorized regularized colonies) and resettlement colonies. The owner/occupier shall have to obtain structural safety certificate and fire clearance within a reasonable period of time notified by Government. Such projections/built-up portion thereon shall be counted in FAR and in case of excess FAR over and above permissible FAR, such FAR in excess shall be regularized subject to payment of appropriate charges as approved by the Government.
- b) The Local body concerned shall carry out survey within a period of two months from the date of notification of all such projections eligible to be regularized and put such a list in public domain for objections from the occupiers/owners and any person of the public against inclusion /exclusion of such projection in the list and the list thereafter will be finalized within a period of one month after considering such objections received in writing.
- (xi) Every applicant seeking sanction or regularization of additional FAR and /or height shall submit a certificate of structural safety obtained from a structural engineer. Where such certificate is not submitted or the Building is otherwise found to be structurally unsafe, formal notice shall be given to the owner by the local body concerned, to rectify the structural weakness with a reasonable stipulated period, falling which the building shall be declared unsafe by the local body concerned and shall be demolished by owner or the local body.
- (xii) Standard Plan: - There are number of standard building plan design and approved by the Authority/Local Bodies, such plans would be given relaxation wherever applicable. However, these may be modified as per the applicable Development Control Regulations.
- (xiii) *Amalgamation of the two plots up to 64 sq.m. maximum will be permitted with following conditions:
- Local Body will simultaneously modify the Layout Plan.
 - The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.
 - The maximum FAR permissible shall not be less than the permissible is case of two individual plots.

*Amended vide S.O. No. 2894(E) dated 23rd September, 2013.

***B. Residential Plot - Group Housing**

Minimum size of plot: -3000 sq. mt.

Maximum Ground Coverage: -33.3 %

Maximum FAR: - 200 + 30 for service Personnel /EWS

Height: - No Restriction (Subjected to clearance from AAI/Fire Department and other statutory bodies).

Parking - 2.0 ECS/100 sq.m built up area **and 0.5 ECS/100 sqm for EWS/Service Personnel housing.

- (i) *The upper limit of density be taken as 200DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal of land. The density of Slum & JJ clusters (In-situ up gradation/Rehabilitation/Redevelopment of slum & JJ clusters, Resettlement Colonies) and EWS Public Housing Schemes be ****maximum 900DUs/ha
- (ii) Plots for group housing should be located on roads facing a minimum width of 18 m ROW [****7.5m ROW for redevelopment areas/Rehabilitation ****Area/Special Area/Village ****(Lal Dora/Firni)/Extended Lal Dora].
- (iii) Additional floor area* minimum 400 sq.m *or at rate of 0.6% of permissible FAR shall be allowed *free from FAR to cater to community needs such as community/recreational hall, crèche, library, reading room, *senior citizen recreation room/club and society office.
- (iv) The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.
- (v) The developer shall ensure that minimum 15% of *the proposed FAR *to be constructed for Community-Service Personnel / EWS and lower category, such flats should have a carpet area between 25 - 40 sq.m. This 15% *of the proposed for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of *200DUs,. Employer Housing of Central Government, State Government and other Government Agencies, are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel / EWS and lower income category. **Such flats should have a area between 25 to 40 sq.m. ***50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/Local Bodies at base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.
- (vi) Ground coverage up to 40% may be allowed to achieve low- rise high – density housing without lifts.
- (vii) Levy on additional FAR shall be rates notified with the approval of Government from time to time.
- (viii) Stilts: if the building is constructed with stilt area of non – habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not be included in FAR and shall be counted towards height.
- (ix) Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.
- (x) ****In case of Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora, the minimum size of plot for Group Housing shall be 1670 sq.m. (2000 sq. yds.) on roads having a minimum width of 7/5m ROW subject to meeting parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire DePtt. of GNCTD. Such plots shall be incorporated as group housing plots in the Development/Layout Plans of these areas to be prepared, subsequently, if such, plans are not already approved.

*Amended vide S.O. No. 1215(E) dated 13th May, 2013

**Amended vide S.O. No. 2895(E) dated 23rd September, 2013.

***Amended vide S.O. No. 2889 (E) dated 23rd September, 2013.

***Amended vide S.O. No. 2894 (E) dated 23rd September, 2013.

C. Cluster Court Housing

1. Minimum size of plot: - 3000Sq.m.
2. Maximum FAR: - 175
3. Maximum height: - 15.0m with maximum coverage 40% subject to light and ventilation condition.
 - (i) The net housing density permissible shall be 225 DUs per Ha. With 15% variation on either side and could be averaged for more than one pocket.
 - (ii) Minimum Street in front of pocket to be 1 m.
 - (iii) No projection outside the building envelope allowed
 - (iv) Each cluster court house is for one dwelling for a single family.
 - (v) Basement:
 - a. Basement if constructed shall not be included in FAR calculations.
 - b. Basement shall be below the ground floor. Basement area may, however, be extended below the internal courtyard and shaft.
 - (vi) Stilts: if the building is constructed with the stilt area of non – habitable height and is proposed to be used for parking, landscaping etc., the stilt floor need not be included in the FAR but would be counted towards height(within stipulated height – **of 17.5 m**).³
 - (vii) Parking: parking shall be provided as per group housing norms.
 - (viii) 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.
 - (ix) Servant quarter: no separate servant quarter block or servant quarter as part of main building shall be allowed if the garage block space is merged with the main building. Provision for a servant's room as part of the dwelling unit within the permissible coverage and FAR shall be allowed with maximum size of servant quarter as 25 sq.m and if larger in size would be counted as a full dwelling unit.

D. Foreign Mission

Maximum Ground coverage	25%
Maximum FAR	75
Maximum Height	15m

Basement up to 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.

E. Hotel/Guest House/Lodging & Boarding House/ Dharamshala

Min. Plot size	500sqm.
Maximum Ground Coverage	30%
Maximum FAR	120
Maximum Height	15m

- a. Parking to be provided @ 2ECS per 100sq. of built up area.
- b. These norms shall not be applicable for Guest House under Mixed Use Regulation

F. Night shelter

Min. Plot size	1000sqm.
Maximum Ground Coverage	30%
Maximum FAR	120
Maximum Height	26m

*G. Farm House

***Table 4.3 Uses/Use**

<u>Use Premises</u>	<u>Definition</u>	<u>Use/Use Permitted</u> <u>Activities</u>
<u>Low Density Residential Plot</u>	<u>Existing Farm Houses in urban extension regularized as per Policy and new Low Density Residential Area in the Urban Extension</u>	<u>Low Density Residential/Housing Plots, service personnel residence, watch and ward residence subject to further uses as per para 4.4.3 (G)</u>

Table 4.4.3(G)

*low density Residential Area		
(i)	Minimum Plot Area	0.4 hectare
(ii)	Max. FAR	-20 (without any charges)
		-above 20 upto 30(with additional charges to be notified by the competent Authority
		-For plots more than 1 acre, the portions remaining (if any) after plot subdivision will get the benefit of FAR only on prorata basis.
(iii)	Max. height	12 meter
(iv)	Min. width of continuous road in front	6meter
(V)	Min. green area	50%
(Vi)	Dwelling units permitted	-Number of units to be restricted by the FAR Permissible. -EWS unit is 60sqm per acre in addition to permitted FAR.
Other controls:-		
<p>i) Where the property abuts urban road, the dwelling house building should be setback from the Centre line of that road by 30m. Where the property abuts village road, the building setback from the Centre line of that road should be 15m in the front side and 5m in the three sides.</p> <p>ii) For dwelling unit on National Highway, the prescribed norms of NHAI will be applicable.</p> <p>iii) For infrastructure roads etc. land holders will be required to cede land to enable the building up of infrastructure after Public notice and hearing by the Authority.</p> <p>iv) Every part of the building including the basement used for normal habitation will be counted in FAR. Basement used for recreational purpose, home office, storage, parking services and utilities installation will not be counted in FAR.</p> <p>v) Pool/pond/water bodies are permitted and excluded from FAR setback norms.</p> <p>vi) The watch & ward unit will be permitted adjacent to boundary or entrance gate as per provision of building bye laws and it is to be excluded from the FAR and setback norms.</p> <p>vii)For plots 0.4 to 2 hectare, the use activities such as fitness/wellness Centre's, Naturopathy clinics may be allowed subject to the condition that minimum 50% of plot area be left for soft parking and landscaping. For activities permitted, provision of parking must be ensured within the plot.</p> <p>viii) Apart from use/activities permitted in (vii) above, for plots more than 2.0ha (5acres) located on roads of minimum width of 18m. use/activities such as recreational/club may be allowed subject to the conditions that minimum 25% plot area for landscaping and maximum 25% of the plot area for functions/building purposes.</p> <p>ix) No low density residential premises should be built on lands notified for acquisition, the legality of which has been upheld by the hon'ble Supreme Court except it falls within the boundary of an unauthorized colony listed for regularization as per Union Government's decision of 8th Feb, 2007</p>		

in accordance with the regulations No.S.O 683 (E) dated 24.03.2008 pertaining to regulation of unauthorized colonies or unless the acquisition is denotified.

- x) Rain water harvesting and waste water recharging shall be mandatory with provision for storage for surface run-off water to improve the depleting ground water levels. Water levels.

*Amended vide S.O. No. 1199 (E) Dated 10th May, 2013.

***H. Studio Apartments:**

Minimum size of plot	2000 sqm.
Maximum Ground Coverage	33.3%
Maximum FAR Height	NR (Subject to clearance from AAI/Fire Department and Other Statutory bodies)
Parking	2.0 ECS/100 sqm built up area

Other controls for studio apartments:

- The maximum size of the apartment will be 60 sqm built-up .
- The plots should be located on road facing minimum width of 12m
- Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.

*Amended vide S.O. No. 2895(E) dated 23rd September, 2013.

3.2 Trade & Commerce (MPD 2021- Chapter 5)

Table 5.4 Development controls- Commercial Centers

Use / use premises	Max. Cov. (%)	FAR	Height (mts.)	Parking Standard ECS/100 sq.mt.of floor area.	Other controls
<i>a) Commercial Centers</i>					
i. Convenience Shopping Centre / Local Shopping Centre / Local Level Commercial areas.	40	100	15	2	Max. 10% additional Ground Coverage shall be allowed for providing atrium only in LSC.
ii. Service Market					
iii. Organized informal Bazaar	40	100	15	2	Maximum 10% additional ground coverage shall be allowed for providing atrium.
	40	40	8	-	
iv. Community Centre/Non hierarchical Commercial Centre	25	125	NR*	3	Maximum 10 % additional ground coverage shall be allowed for providing atrium.
v. District Centre/Sub Central Business District/Sub-City Level Commercial areas.	25	150	NR*	3	

b) Metropolitan City Centre/ Central Business District	i. Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension.	25	150	NR*	3	i. The size of the plot shall be as in the layout of commercial area and any sub division of the plot in Connaught Place and its extension should not be permitted. ii. The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body. iii. (a) In case of Connaught Place, the existing Height shall be maintained and FAR could be achieved by increasing proportionate ground coverage. (b) No basement hall be permitted in middle circle of Connaught Place. (c) Mandatory Architectural Controls shall be applicable.
	ii. Commercial Complex at Fire Brigade Lane and Janpath Lane.	25	150	NR*	3	
c) ⁴ [Hotel		40	225#	NR*		i. Maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25 % of the utilized ground coverage shall be counted towards FAR. ii. Maximum 20 % of the FAR can be used for the Commercial offices, Retail & service shops. iii. The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.]
d) Service Apartments		30	*225	NR*	*2	
e) Any other Commercial Centre	I. (Including Commercial component along with Railway/MRTS Station/ISBT)	25	100	NR*	3	Subject to statutory clearances. The development controls can vary subject to approved scheme. Setbacks are not mandatory in case of rebuilding stilts shall be provided for parking.
	II. Asaf Ali Road (the area shown as commercial strip in Delhi Gate –Ajmeri Gate Scheme).	80	200	20	3	

*Amended Vide S.O. No. 2895(E) dated 23rd September, 2013.

⁴ Modification Vide S.O. 2034(E) dated 12-08-2008

^Note- Additional FAR charges, conversion charges, betterment charges, betterment levy/external development charges etc. shall be payable as decided by the government from time to time.

*No restriction subject to clearance from Airport Authority of India and Fire Department of GNCTD.

[NR* - No Restriction, subject to clearance from AAI, Delhi Fire Service and other Statutory bodies.)

In case of hotels - FAR# , the norms of 225 FAR and 40 % ground coverage shall be applicable in respect of all hotels including hotel plots in (a) Commercial Centers ((iv), (v) and (b) Metropolitan City Centre/Central Business District except those located in LBZ area, Civil Lines, Bungalow Area and hotels existing on heritage structures above table. This shall apply to all categories of hotels is permitted in Commercial Use Zone, Commercial Centers in Industrial Use Zone, and Transport Nodes(ISBT, Bus Depot/Terminal, Railway station, Airport, Integrated Freight complex, Metropolitan Passenger Terminal (Para 5.8, chapter 5- Trade and Commerce, MPD-2021). The FAR for Commercial Centers mentioned at above Table (a) and (b) also shall stand enhanced automatically to that extent, for this purpose only if not available.

Notes:-

- i. The utilities such as, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, post-delivery counter etc. are to be provided within the plot. All hotels, restaurants, auto workshops, hospitals */tertiary health care centres etc. will have to make arrangements for solid waste disposal and primary effluent treatment.
- ii. Individual plot with floor area of 5000 sq. mt. or above will provide ESS and generator within the plot. They have to submit energy consumption / audit at the time of sanction of building plans.
- iii. Height subject to clearance from ASI, Airport Authority of India, Delhi Fire Service and concerned authority.
- iv. Wherever parking is provided within the plot / basement and is misused, the same is liable to municipalisation / taken over by the Authority.
- v. Wherever redevelopment of existing commercial areas stipulate preparation of a comprehensive scheme, the same can be initiated jointly by the lessees / owners themselves and submitted to land owning agency / Planning Authority for approval. Wherever any enhancement in FAR is approved, the same will be subject to charging appropriate levies from the beneficiaries. For Metropolitan City Centre and, in Special Area, Development Control is as per approved scheme.

*Amended vide S.O. No. 2893(E) dated 23rd September, 2013.

3.3, Wholesale Trade (MPD 2021 Chapter 6)

Table 6.2: Development Controls – Wholesale Trade

Use/Use Premises	Maximum			Parking Standard ECS/100 sq. mt. of Floor area	Definition	Activities Permitted
	Ground Coverage	FAR	Height			
Integrated Freight Complex/ Wholesale Market	30	80	No Restriction Subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown, loading and unloading faculties.	Wholesale shop, Godown and storage and Commercial Office (Restricted to 25% of the total floor area, *Night

						Shelter.
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***Amended vide S.O. No. 2894 (E) dated 23rd September, 2013.**

Notes:

- (i) Height permitted subject to clearance from Airport Authority of India, Fire Department and other statutory bodies.
- (ii) In case of plots up to 300 sq. mt. Common parking is to be provided.
- (iii) In case of plots of 300 sq. mt. and above, the utilities such as E.S.S. underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, solar heating /lighting system etc; are to be provided within the plot.

In case of individual plots not forming part of any comprehensive integrated development scheme, the Development Control Regulations shall be as per already approved scheme/layout plan. Industrial Plot

3.4. Industry (MPD 2021 Chapter 7)

Table 7.3 Development Control Norms

Use Premises	Maximum			Parking standard ECS/100 sqm of floor area	Activities permitted	*Definition
	Gr cov(%)	FAR	Ht(m)			
Industrial plot						
i. 50 sqm and below.	100	200	8	2	Industrial unit's sales outlet and administrative office upto maximum 10% of floor area on ground floor only; residential flat upto the maximum extent of 5% of the floor space or 50sqm. Whichever is less for watch & ward and supervision, incidental storage [-] related to the industry activity, commercial activity as per footnote (vi).	*A premise for industrial activity with non-hazardous non-polluting performance.
ii. 51 sqm to 400 sqm.	60	180	15	2		
iii. 401 sqm and above	50	150	15	2		
Flatted group industry (Minimum plot size – 400 sqm.)	30	150	26	2	Industrial units; administrative office, watch and ward, maximum upto 5% of floor area or 20sqm. Whichever is less, storage related to the manufacturing activity, commercial activity as per note (vi).	*A premises having a group of small industrial units with common services and facilities of non-polluting nature

Notes:-

- (i) In case of plots up to 60 sq. mt. common parking shall be provided.
- (ii) In case of plots of size 500 sq.mt. And above, the utilities such as E.S.S. underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, solar heating/ lighting system etc. shall be provided within the plot.
- (iii) Identified Service Centers shall be planned as per plotted industrial area norms.
- (iv) Development of IT hardware and software permissible under industrial use.
- (v) Banquet hall shall be permissible in Industrial premises subject to specifications/ regulations as may be prescribed, along with conversion charges as prescribed by the Government from time to time]
- (vi) Industrial units/ plots abutting roads of 24 mt. ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges *computed on current market value of commercial area and cost of parking as decided by the Government from time to time The activities permissible in *community Centre will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.
- (vii) *Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the condition
 - (a)The number of beds to be accommodated on a plot shall be worked out @100sqm of gross floor area per bed and (b) Payment of conversion charges as prescribed by the government from time to time. The activities permissible in hospital (table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.
- (viii) In the redevelopment of industrial plots, 1.5 times of permissible FAR has already been notified in notification S.O.683 (E) dated 01.04.20011 regarding Regulations and guidelines for existing planned Industrial area, therefore the incentive of 1.5 times of permissible FAR shall be allowed on all permissible uses on industrial plot.
- (ix) Banquet hall, restaurant, recreational club, hostel & old age home, community and recreational hall, nursing home & health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective use shall be allowed.
- (x) As per the notification S.O. 683(E) dated 01.04.2011, minimum 8m plot size eligible for redevelopment is given 1000sqm. Wherever some of the plots are less than 50-100sqm. From area limit of 1000sqm. In such redevelopment relaxation in area up to 5% in lower limit of plot size shall be permitted.
- (xi) The development control norms i.e. Ground Coverage, FAR etc, of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI/Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.
- (xii) In existing industrial units/plots with an area of 3000sqm. Or above abutting road of 24mtrs. ROW and above shall be eligible for residential use (group housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of group housing subject to payment of conversion charges as prescribed by the Government from time to time for respective use, required commercial preferably and PSP activity for residential population, and work space up to 15% of permissible FAR shall also be allowed. Sub-division of larger industrial plot or amalgamation of smaller industrial plots will be allowed in existing areas as well as approved schemes/layouts/building plans on these industrial plots. Rain water harvesting preferably with Rain water storage for re-use & STP.

Dual piping system use of solar electricity shall be provided to minimize the additional burden on infrastructure services. This shall not affect any Court Orders.

*Amended vide S.O. No. 1215 (E) dated 13th May, 2013

3.5 **Government Offices** (MPD 2021 Chapter 8)

Table 8.2 Development Controls- Govt. offices

Use/Use Premises	Maximum			Parking Standard ECS/100 sq. mt. of Floor area
	Ground Coverage	FAR	Height (mt.)	
i) Integrated Office Complex	30	200	NR, Subject to approval of AAI, Fire Department and other statutory bodies.	1.8
ii) District Court	30	200	NR, Subject to approval of AAI, Fire Department and other statutory bodies.	1.8

Notes:-

- (i) The norms for Local Government Offices/Public Sector Undertakings under Government Land use shall be as per integrated office complex.
- (ii) The norms of Government use (undetermined) shall be as per approved layout/scheme, which development controls shall be as per respective use premises.

3.6 **Environment** (MPD 2021 Chapter 9)

9.5 Amusement Park

Amusement park up to 10 HA. May be permitted in District Park (plot are 25 Ha. For 5 Lakh populations) following development controls shall be applicable

- i) Max. Ground Coverage – 5%
- ii) Max. FAR – 7.5
- iii) Max. Height – 8 mt
- iv) Parking – 3 ECS/100 sqm. of floor area with the stipulation to provide min. parking for 100 cars.

Development of green areas such as city park, district park, community park at sub city level, neighborhood park, housing area park, tot lot at housing cluster level at neighborhood level and city multipurpose ground, district multipurpose ground and community multipurpose ground for multipurpose grounds, the norms in terms of plot area and the population along with control for these Use for soft parking or other activities are given under table 9.1, 9.2& 9.3 of chapter 9, MPD-2021.

3.7 **Transportation** (MPD 2021 Chapter 12)

Table 12.7: Development Controls for Transportation

Sl. No.	Use Premises	Development Controls (4)			
		Area under Operation (%)	Area under building (%)	FAR*	Floor area that can be utilized for passenger accommodation
1.	Airport	- NA-			
2.	Rail Terminal/ Integrated Passenger Terminal Metropolitan Passenger Terminal	70	30	100	15%
3.	Rail Circulation		-NA-		
4.	Bus Terminal/Bus Depot	50	50	100	25%
5.	ISBT	<p>a. Ground Coverage: 25%</p> <p>b. FAR: 100, subject to the following :</p> <p>(i) FAR shall be available on a maximum area of 10 ha. Or area of site whichever is less</p> <p>(ii) ISBT, including operational structures Maximum FAR 70</p> <p>(iii) Hotel/ Passenger accommodation and facilities Maximum FAR 30.</p> <p>c. Parking : In addition to the requirement of parking for ISBT / buses, parking for Hotel/Passenger accommodation and facilities shall be at the rate of 2 ECS per 100 sq. mt. of floor area.</p> <p>d. The development shall be undertaken in a composite manner.</p>			
6.	Toll Plaza	- NA-			
7.	Road Circulation	-NA -			
8.	Metro Yards	80%	20%	100	15%

* The FAR is to be calculated on the Building plot. Area under Bus Shelter not to be included in FAR

Development Controls for Metro Station:

1. Metro Stations along with property development (composite development) up to a maximum area of 3.0 ha. Shall be permitted in all Use Zones, except in Recreational and Regional Park/Ridge Use Zone, Lutyens' Bungalow Zone and Heritage Zones, subject to approval of Technical Committee of DDA.
2. This enabling provision of property development would have the following broad development controls:
 - i. 25% ground coverage and 100 FAR, including area under Metro Station with no height restrictions and subject to approval of the statutory bodies such as ASI, Airport Authority, and DUAC etc.
 - ii. In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 2 ECS per 100 sq. mt.
 - iii. The development shall be undertaken in a composite manner and DMRC shall obtain approval of all the concerned local bodies/ agencies.
3. The following structures shall be treated as operational structures:
 - (i). All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric substation, supply exhaust and tunnel ventilation shafts etc.
 - (ii) Depots and maintenance workshops.
 - (iii) Traction Sub-stations.
 - (iv) Operational Control Centres
 - (v) Police Station.

3.8 Social Infrastructure (MPD 2021 Chapter 13)

Development controls of the following activities as given in MPD 2021

a) ***Health:**

Table 13.2 Development Controls for Health Facilities

Sl. No	Category	Maximum			Other Controls	
		Ground Coverage	FAR	Height		
1.	Hospital/*Tertiary Health care Centre A (501 &above)	*Ground coverage to be decided by interse building to building distances as per Building Bye Laws and fire tender movement requirements , subject to a maximum 40% excluding 5% additional ground coverage for multi-level parking	*FAR on plot facing ROW should be subject to NOC from all concerned agencies depending on locations shall be as under:	*No height restriction subject to clearance from AAI, DFS, DMA, NMA. NBC to process the proposed revision of NBC as soon as possible. Till date the time the NBC is revised, Delhi fire services (DFS) may allow no restriction of height for health care facilities with commensurate fire and life safety measures, subject to clearance from AAI,DFS,DM A, NMA and other statutory provisions	<ol style="list-style-type: none"> *Up to 25% of the permitted FAR can be utilized for residential use for essential staff, dormitory/hostel for attendants of the patients, Creche etc. *Parking standard @ 2.0 ECS/100 sqm of floor area. *Maximum 10% ground coverage shall be allowed for providing atrium^ . In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted toward FAR *Multi-Level Podium parking shall be permissible to the extent of building envelope lines, free from FAR and ground coverage to facilitate ample parking in spaces, subject to structural safety. *Common areas such as waiting halls, reception and fire stairs cases shall be allowed free from FAR *Service floor of height 1.8m shall not be counted in FAR 	
2.	Hospital B (201 to 500) Hospital C (101 to 200)		a. Row less than 24m			250
3.			b. Row 24m up to 30m			300
4.			c. Row 30m and above			375
5.			Hospital D (up to 100) Other Health Facilities a. i) Maternity Home I. Nursing Home/			150

	Polyclinic / Dispensary b. i) Family Welfare Centre ii) Pediatric Centre II. Geriatric Centre III. Diagnostic Centre.			26 mt.	
6.	a. Veterinary Hospital for pet animals and birds. b. Dispensary for pet animals and birds.	30% 35%	150 100	26 mt. 26 mt.	Parking standard @ 1.33 ECS / 100 sq. mt. of floor area. Parking standard @ 1.33 ECS / 100 sq. mt. of floor area.
7.	a. Medical College	As per norms of Medical Council of India / Regulatory Body			
	b. Nursing and Paramedic Institute	30%	150	26 mt.	Parking Standard @ 2.0 ECS/100 sq.mt. of floor area.
	c. Veterinary Institute	As per the Veterinary Council of India/Ministry norms.			

*^ Natural sky light condition is exempted for Atrium and construction over the Atrium may be allowed.

*# Height restriction of 30 mts. In Hospital Buildings should be reviewed in consultation with Fire Deptt. of GNCTD.

Notes:-

1. Plot area for all *Hospital/Tertiary Health Care Centre would be worked out @ 100 sq.mt. of gross floor area per bed. However, for other health facilities like Maternity/Nursing homes, family Welfare and other centers, the plot area would be worked out @ 60 sq.mt. of gross floor area per bed.
2. Maximum up to 300 sq. mt. of floor area shall be allowed to be used for community space / religious shrine / crèche / chemist shop/ bank counter on Hospital sites and also Medical College/ Nursing and Paramedic institutes sites.

Other Controls:

- a. In case of super specialty medical facilities/hospitals duly certified as such by the competent authority, the gross area shall be worked out @ upto 125 sq. mt. Per bed.
- b. In case of existing premises/sites, the enhanced FAR shall be permitted, subject to payment of charges as may be prescribed by the Authority / land owning agency and other clearances.
- c. *Basement after utilization for Parking; Services Requirements such as air conditioning plant and equipment, water storage, boiler, electric sub-station, HT & LT panel rooms, transformer compartment, control room, pump house, generator room; staff locker room, staff changing room, staff dining facilities without kitchen facility, Central sterile supply deptt., back end office; Other Mechanical Services; Installation of Electrical and firefighting equipment's; and other services like kitchen, laundry and radiology lab and other essential services required for the maintenance/functioning of the building may be used for healthcare facilities with prior approval of the concerned agencies.

- d. Other controls related to basements etc. are given in end of this chapter.
- e. *The bed count of a Health Facility may be allowed as per permissible FAR, needs of the Community and demand studies.
- f. *Environment clearances shall be made mandatory considering that bio-wastes are generated. Environment clearances are mandatory as per the prevailing regulations related to the environment.
- g. *Zero discharge for sewerage shall be enforced at the cost of the promoters and post treatment water can be used by premises for its needs of horticulture, flushing, coolant tower, washing or disposal to other construction sites. These issues concerned the local bodies and can be dealt accordingly as per existing regulations as the time of sanctioning the plan.
- h. The additional power requirements shall be met by power supply from grid and till such time by means of suitable captive generation.

Amended vide S.O. No. 2893 (E) dated 23rd September, 2013.

b) **Education:-**

i) Table 13.4 Development Controls for Education Facilities

S.No	Category	Maximum			Other Controls
		Gr.Cov.	FAR	Height	
1.	Play School, Coaching Centre, Computer Training Institute, physical Education Centre etc.	N.A.	N.A.	N.A.	1. Practice of providing dedicated Nursery School plots in the layout plan discontinued as same is permissible in Mixed use. Parking standard @ 1.33 ECS /100 sq. mt. of floor area.
2.	Nursery School	33.33 %	100	15 mt.	2. In case of schools for mentally / *differently abled persons, 20% of the maximum Far can be utilized for residential use of essential staff and student accommodation. Parking Standard: Primary School / Middle School @ 1.33 ECS/100 sq. mt. of floor area. Sr. Secondary School @ 2.00 ECS/100 sq. mt. of floor area. The areas earmarked for parking if misused, liable to be municipalized /taken over. 3. Other controls related to basements etc. are given at end of this chapter.
3.	Primary School	30%	120	18 mt.	
4.	Senior Secondary School/*Secondary School.	35%	150	18 mt.	
5.	School for Mentally Challenged.	50%	120	18 mt.	
6.	School for *differently abled persons.	50 %	120	18 mt	

*Amended Vide S.O. No. 2895(E) dated 23rd September, 2013.

Notes:

Pre-Primary Schools/Nursery Schools/Montessary Schools/Creche, Play Schools, are permissible in residential use premises as per Mixed use policy.

Other Controls:

1. In case of new schools, the front boundary wall shall be recessed by 6 mt. to accommodate visitors parking within setback area.

2. Upto 10% variation in plot size is permitted. Differential norms will be applicable to Special Area, Regularized Unauthorized Colonies, Urban Villages and Resettlement Colonies.
3. Playground shall be developed on pool basis in different areas at neighborhood level.

ii) Table 13.6 Development Controls for Education Facilities (Higher Education)

Sl.No	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
1.	Vocational Training Centre (ITI/Polytechnic /Vocational / Training Institute/Management Institute / Teacher Training Institute etc.) Research and Development Centre.	35%	**225	37mt.	<ol style="list-style-type: none"> 1. Up to **30% of Max the permissible FAR can be used for hostel accommodation for the students. 2. Parking standard @ 1.33 ECS / 100 sq. mt. of floor area. The areas earmarked for parking if misused liable to be municipalized/ taken over by the authority. 3. Other controls related to basements etc. are given in the chapter 17, Development Code of MPD- 2021.
2.	General College	30%	120	37 mt.	<ol style="list-style-type: none"> 1. Parking standard @ 1.33 ECS/100sq.m of floor area. 2. Other controls related to basements etc. are given in the chapter 17, Development Code of MPD- 2021. 3. Landscape plan to be prepared.
3.	Professional College (Technical)				
4.	University Campus including International Education Centre (IEC) – Large campus (10 ha. And above) will be divided into following four parts:				
	a) Academic including Administration (45% of total land area)				
	b) Residential (25% of total land area)				
	c) Sports and Cultural activities 15%	10%	15	26 mt.	
	d) Parks and Landscape (15%)	- NA -			
*5.	<p>*College</p> <p>i. In case of old colleges plot will be divided as follows: Area per college 4.0Ha</p> <p>a) College building area: 1.8 ha 45% area</p>	1. Development control norms for academic college building area & residential will be as S.No.4 above			

b) Play field area: 1.8 ha. 45% area c) Residential including Hostel area: 0.4ha 10% areas. ii. In case of variation in area the % to be followed.	
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***Amended vide S.O. No. 1215 (E) dated 13th May, 2013**

****Amended Vide S.O. No. 2895(E) dated 23rd September, 2013.**

c) Sports

Para 13.3.3 (MPD 2021) Development controls for the various sports facilities will be indicated below:

Maximum Ground Coverage	20% including amenity structures
Maximum FAR	40
Height	NR (Subject to clearance from AAI, Fire Department and other statutory bodies)
Parking	2 ECS/100 sq. mt of floor area.

Other Development Controls:

- i. To incentives development of sports facilities and swimming pool (upto maximum 100 sq. mt.) Within the group housing areas, schools, clubs, etc. shall not be counted towards ground coverage and FAR.
- ii. All these various sports facilities shall have layout plan, landscape plan, and parking plan, etc.

d) Communication – Post / Telegraph / Telephone Facility

Table 13.9 Development Controls for Communication Facilities

Sl.No	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
A	POST & TELEGRAPH				
1.	a. Post Office Counter (without delivery) b. Courier Service Office	No specific site reservation to be kept in the layout plan since permitted in all use zones/ under mixed use as per requirement, except in recreational use zone.			
2.	Telegraph Office (Booking & Delivery)				
3.	Head Post Office with Administrative Office & with/without delivery office.	30%	120	26 mt.	1. Up to 15% of maximum FAR can be utilized for residential use of essential staff. 2. Parking standard @ 1.33 ECS / 100 sq. mt. of floor area. 3. Other Controls related to basements etc. are given in Chapter 17, Development Code , MPD - 2021
B	TELEPHONE				
4.	a. Telephone Exchange b. RSU (Remote Subscriber Units)	30%	120	26 mt.	
		30%	100	15 mt.	

e) *Security - Police**

Table 13.11 Development Controls for Security (Police) Facilities.

Sl. No	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
1.	Police Post	35%	150	15 mt.	1. Up to 30% of maximum FAR can be utilized for residential use of essential staff *** (except Police Station which will as per ** of Notes below the table) 2. Parking standard @ 2.00 ECS/ 100 sq. mt. of floor area. 3. Additional space available in police station due to increased development controls shall be used for locating Civil Defense and Home Guards etc. 4. Up to 15% of maximum FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Police Training Institute/ College. 5. Other controls related to basements etc. are given in Chapter 17, Development Code , MPD – 2021
2.	Police Station	30%	150 200**	26 mt.	
3.	District Office & Battalion	30%	120	26 mt.	
4.	Police Lines i). Administration ii.) Residential iii). Sports & Facilities iv). Open Spaces	Land Distribution: - 20% - 30% - 10% - 40%			
5.	District Jail	30%	120	26 mt.	
6.	Police Training Institute/College*	30%	120	26 mt.	
7.	Police Firing Range	12.5%	25%	9 mt.	
8.	Police camp including Central Police Organization/Security Forces*	12.5%	255	9 mt.	
9.	Traffic and Police Control Room	1. As per requirement on major road junctions/ stretches etc. as part of road right of way based on site feasibility. 2. Maximum are – 25 Sq. mt.			

***Notes:

** 60% of the Plot land shall be utilized for the Police Station with 200 FAR and 40% of the plot land shall be utilized for Police Personnel Housing with 400 FAR. Whereas other Development Control Norms i.e., ground coverage, set-back and parking requirement, etc. shall be as prescribed in Table 13.11 and para 4.4.3B Residential Plot-Group Housing, respectively. Existing police station sites shall also be eligible for afore-said provision.

***Amended vide S.O. No. 2894 (E) dated 23rd September, 2013.

f) **Safety**

Table 13.13 Development Controls for Safety / Fire Facilities

Sl. No	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
1.	Fire Post	30%	120	26 mt.	1. Up to 25% of maximum FAR can be utilized for residential use of essential staff in fire station. 2. Parking standard @ 1.33 ECS/100 sq. mt. of floor area. 3. Up to 15% of maximum FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Fire Training Institute/College. 4. Other controls related to basements etc. are given in Chapter 17, Development Code , MPD - 2021
2.	Fire Station	30%	120	26 mt.	
3.	Disaster Management Centre	30% (on building area only)	120	26 mt.	
4.	Fire Training Institute/College	30%	120	26 mt.	

g) **Distributive facilities**

Table 13.15 Development Control for Distributive Services

Sl.No	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
1.	Milk booth/Milk and fruit & vegetable booth	Permitted in all zones as per approved layout plan.			
2.	LPG godown including booking office.	i.	Plot size- upto 600sqm including booking office and security hut.		
		ii.	Permitted in all use zones except in residential and recreational use zones subject to statutory clearances.		
3.	SKO/ LDO outlets	i.	Permitted in all use zones except in residential and recreational use zones subject to statutory clearances.		

h) **Socio – cultural facilities**

Table 13.17 Development Controls for Socio- Cultural Facilities

Sl.No	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
1.	a. Multipurpose Community Hall.	30%	120	26m	1. Parking standard @3.0ECS/100sq m of floor area. 2. Other controls related to basements etc. are given at end of this chapter.
	b. Banquet hall	30%	120	26m	
2.	a. Community Recreational Club.	*30%	120	26m	Parking standard @2ECS/100sq.m of floor area.
	b. Recreational Club	35%			
3.	Socio- cultural activities such as auditorium, music, dance & drama centre/mediation & spiritual centre etc.	35%	120	26m	1. Parking standard @2ECS/100sq.m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors.
4.	Exhibition cum Fair Ground	20%	20	26m	Subject to statutory clearances.
5.	Science centre	30%	120	NR,	Parking standard@2ECS.
6.	**International Convention Centre	30%	120	Subject to approval of AAI, Fire Department and other statutory bodies	Parking standard@2ECS.

Notes:

- i. In case of community recreational clubs, 50 FAR shall be admissible on the area beyond 2000 sqm. And below 5000 sqm.
*The Recreational Clubs located in LBZ Area, Civil Lines Bungalow Area, Recreational Use Zones and existing on Heritage Structures will be dealt on case to case basis and

Technical Committee of DDA will approve the Development Controls norms based on the existing status.

- ii. In case of recreational club, 50 FAR shall be admissible on the area beyond 5000 sqm. And up to 10,000sqm.
- iii. In the open area apart from outdoor games/sport facilities, swimming pool would be permissible up to a area of 300sqm. Free from ground coverage.
- iv. In case of banquet hall,
 - a) Basement within the ground envelope shall be allowed for parking, stilt floor for parking is permissible.
 - b) 30% of basement area for services, storage shall not be counted in FAR.
- v. ****In case of International Convention Centre, maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.**

***Amended vide S.O. No. 2895(E) dated 23rd September, 2013.**

****Amended Vide S.O. No. 2890(E) dated 23rd September, 2013.**

i) Other community facilities:

Development Controls for old age homes, religious facilities, etc are given in table below

***Table 13.19 Development Controls for other community facilities**

Sl.No	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
1	Old Age Home/Care Centre for *Differently Abled Persons /Mentally Challenged/Working Women/Men Hostel/ Adult Education Centre/Orphanage/Children's Centre/Night Shelter.	30%	120	26m.	1. Parking standard@ 1.8 ECS/100 sqm of floor area. 2. Other controls related to basement etc. are as given in Chapter 17,Development Code , MPD - 2021
2.	Religious a) At neighbourhood level b) At sub city level in urban extension*	35% 25%	70 50	15m. including shikhara 26m.	
3.	Anganwari a) At Housing area/Cluster level	30%	60	15m.	
4.	Service Apartment	30%	225	NR (Subject to approval of AAI, Fire Department and Other Statutory Bodies)	Parking @ 2ECS per 100 Sqm. of floor area. Other controls related to basements etc. are given in the Development Code Chapter.

***Amended Vide S.O. No. 2895(E) dated 23rd September, 2013.**

These facilities should be developed in a composite manner to accommodate a number of religious institutes/premises with common facilities.

Note: - sites of dhobi Ghats/laundry shall be provided in residential use zone/PSP facilities areas as per the norms of local body.

j) Public & Semi –Public Facilities/Premises (Para No. 13.11 of MPD 2021)

The following norms shall be applicable in case of PSP facilities/premises for which specific development controls have not been specified.

1. Max. Ground Coverage 30%
2. Max. Floor Area Ratio 120
3. Max. Height 26m

Other controls:-

Parking @2ECS/100sqm. Of floor area other controls as given in Development Code Chapter.

Note:

- i. *In case of plots allotted to political parties by the government land housing agencies, upto 15% of maximum FAR may be utilized for residential hostel accommodation.
- ii. **Amalgamation of the smaller PSP plots or sub division of the larger PSP plots for a single or its multiple use, is allowed with permissible PSP facilities as per the provisions of MPD-2021.

***Amended vide S.O. No. 2894 (E) dated 23rd September, 2013.**

***Amended vide S.O. No. 2895(E) dated 23rd September, 2013.**

3.9 **Development Code** (MPD-2021 Chapter -17)

Development Control Regulation

Clause 2.0 **Definitions**

2(4) Layout Plan means a Plan indicating configuration and sizes of all Use Premises. Each Use Zone may have one or more than one Layout Plan depending upon the extensiveness of the area under the specific Use Zones and vice versa. A layout plan shall have at least two use premises (apart from Recreational, utilities and transportation) and a minimum area of 1 Ha. Below which it shall be termed as site plan or sub division plan.

2(5) Site Plan: A detailed Plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required by specific sections of the development code.

Clause 3.0 **Establishment of Use zones and Use premises**

3(4) The layout plans already approved by the Authority or any other local Authority concerned in accordance with law shall be deemed to have been approved under this code.

3(5) An area in respect of which there is no approved Layout Plan shall be governed by the provisions of the Master Plan /Zonal Development Plan.

3(6) in case of urban design schemes, redevelopment along MRTS Corridor, Urban renewal schemes etc. on comprehensive basis the minimum area prescribed for planning and approval:

- a. Scheme area for redevelopment – 4 Ha.
- b. Plot area for redevelopment – 3000 sqm.

3(7) Accommodation Reservation (AR) and Transfer of Development Control Rights (TDR) are used as development control tools for implementing plans for redevelopment schemes in urban areas.

3(8) A landscape Plan shall be prepared in case of the premises of size 3000sqm. and above.

3(9) the natural drainage pattern shall not be disturbed.

3(10) rainwater harvesting shall form an integral part of the storm water drainage plan, at the time of sanction of any Layout Plan.

Sanction of Plans:-

3(11) Layout Plans/site plan and building plans shall be approved by the local bodies and Authority in their areas of jurisdiction.

3(12) Authority/Local Body(s) shall be empowered after levying penalty to compound deviations from limits of coverage/FAR to the extent of 5% of the permissible coverage and FAR, a subject to maximum of 13.5 sqm. in building(s)/premises at the time of considering the completion/occupancy certificate. In group Housing schemes and Public & semi public facilities, 5% FAR beyond

permissible FAR can be compounded by the authority /Local Body at the time of considering the completion/occupancy certificate.

3(13) wherever required, the Technical Committee of the DDA shall formulate policy guidelines for the sanctioning of local area plans, layout plans, comprehensive schemes, re-development schemes, urban renewal schemes and multistoried buildings in all land use categories. The Technical Committee shall be empowered to call for the plans from the development organizations/Local Bodies and would give directions/ recommendations wherever necessary.

Clause 8.0 sub division of use zones, permission of use premises in use zones and control of buildings.

Notes: *(v) land use of Village abadi (Lal Dora/phirni) **and Extended Lal Dora located in any use zone is residential.

*Amended vide S.O. No. 2034 (E) dated 12.08.2008

****Amended Vide S.O. No. 2890(E) dated 23rd September, 2013.**

General notes

1. Where development controls are not stipulated for nay premise, the same can be formulated by the Authority.
2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. *In case of the buildings with 26m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances:
 - a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5m.
 - b) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipment's, etc. The height of Service floor in the building shall be limited to 1.8m.
3. If the building is constructed with stilt area of non-habitable height (2.4mts) and is proposed to be used for parking, landscaping, etc. the stilt floor need not be included in FAR.
4. Wherever the building regulations are given for different categories of plots, the area covered and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.

*Amended Vide S.O. No. 2895(E) dated 23rd September, 2013.

Table 17.1: Minimum Setbacks (other than Residential Plotted Development)

Sl.No.	Plot Size(in sq. mt)	Minimum setbacks			
		Front (mt.)	Rear (mt.)	Side (mt.) 1	Side(mt.) 2
1.	Up to 60	0	0	0	0
2.	Above 60 & up to 150	3	1.5(avg.)	-	-
3.	Above 150 & up to 300	4	2(avg.)	-	-
4.	Above 300 & up to 500	4	3	3	-
5.	Above 500 upto 2,000	6	3	3	3
6.	Above 2,000 upto 10,000	9	6	6	6
7.	Above 10,000	15	12	12	12

- i. In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be followed.

- ii. The setbacks are subjected to requirements of height and ventilation as per building byelaws.
- iii. In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans.
- iv. The technical committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- v. ESS wherever required to be provided within the plot, is allowed by shifting of side/rear setbacks.

8(4) Parking Standards:

Parking standards have been prescribed in each use premises however, where it is not prescribed, it will be followed as given in the table 17.2

Table 17.2 Parking Standards

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

- i. In existing buildings having plot area of more than 2000sqm; an extra ground coverage of 5% shall be permissible for construction of automated multi-level parking to provide dedicated parking structures for additional needs.
- ii. For the provision of car parking spaces, the spaces standards shall be as given in table below.
- iii. In the use premises, parking on the above standards shall be provided within the plot.
- iv. In cases, where the building (except hotel) with sanctioned plan is existing/under construction and where building plans stand sanctioned as per MPD-2021, the parking is to be provided for additional FAR availed, shall be as per the parking standards prescribed in MPD-2021.

Table 17.3 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

8(5) Basement(s):

- (a) Basement(s) up to setback line maximum equivalent to parking and services requirement, such as Air Conditioning Plant and equipment, water storage, Boiler, Electric Sub-station HT and LT Panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and installation of electrical and firefighting equipment's, and other services required for the maintenance of the building with prior approval of the concerned agencies, could be permitted and not to be counted in FAR. However, the area provided for services should not exceed 30% of the basement area.
- (b) The basement(s) above the plot level shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and
- (c) Basement(s) shall be designed to take full load of the fire tender, wherever required and subject to adequate safety measures.

- (d) In case the basement is used for activity in conformity with the use premises, wherever permitted, the same shall be counted in FAR subject to clearance from the Fire Authorities and other statutory bodies.
- (e) Parking area, if misused, is liable to be municipalized / taken over by the Local Body/Authority.
- (f) The ESS, firefighting installations and underground water tank shall neither be counted in ground coverage nor in FAR.

***8(6) Services Plan:**

The Development Agency should provide for the following in layout plans of plots of size 3000 sqm. and above:

- i. Recycling of treated waste water with separate lines for portable water and recycled water. Dual piping system to be introduced.
- ii. Ground water recharge through rain water harvesting, conserving water bodies and regulating groundwater abstraction.
- iii. Treated sewage effluent should be recycled for non-potable uses like gardening, washing of vehicles, cooling towers, etc.
- iv. Utilities such as, underground water storage tank, roof-up water harvesting system, separate dry and wet dustbins etc. are to be provided within the plot.
- v. All hospitals, commercial, industrial, hotels, restaurants, auto workshops, etc. will have to make arrangements for primary effluent treatment within the plot.
- vi. Provide ESS and generator and to submit energy consumption/audit will be submitted at the time of sanction of building plans.
- vii. Provision of cavity walls, atriums, shading devices in building will be encouraged to make them energy efficient.
- viii. Solar heating system will be provided on all plots with roof area of 300 sqm. and above.
- ix. In order to encourage the above, 1% to 4% extra ground coverage and FAR, on each, may be given as an incentive by the local bodies, depending upon the provisions made. In exceptional cases 5% incentive may be permitted.
- x. These incentives shall be based on the rating criteria prescribed by 'Green Rating for Integrated Habitat Assessment' (GRIHA) for green buildings.
- xi. In case of non-compliance of above, after obtaining occupancy certificate, penalty at market rate shall be levied for incentive FAR by land owning agency.

*The regulation of above shall be prepared by the Director, Local Self Government, GNCTD in consultation with Environment Department, GNCTD within a period of six months (after notification of modifications) and notified with the approval of the Authority/Central Government.

***8.6.1 Neighborhood Level**

- i. The listed water bodies and/or any water body above 1 ha. size are mandatory to be systematically included in the landscape plan.
- ii. Decentralized STP's with smaller capacities are to be provided at the community level. Possibility of generating energy/gas as fuel from sewage shall be explored.
- iii. Municipal Waste of biodegradable and recyclable waste is to be segregated at source, decentralized treatment at neighborhood level may be adopted; whereas for non-biodegradable waste centralized treatment may be followed.

***Amended vide S.O. No. 2894 (E) dated 23rd September, 2013.**

3.10 DCR for Civil line/Bungalow area:- For civil line/bungalow area the Draft Zonal Development Plan for Zone – "C" (Civil lines Zone) approved by Authority ON 30.10.2007 Vide item No.82/2007, Area Planning – II, Delhi Development Authority.
Reference: - <http://dda.org.in/planning/docs/Zone-C.Report040108.pdf>

3.11 *Development Control norms applicable for land assembly & land pooling (chapter- 19, Para19.6)

- (i) Development Control Norms under the policy are:-
1. Residential FAR 400 FOR Group Housing to be applicable on net residential land which is exclusive of the 15% FAR reserved for EWS housing.net residential land to be a maximum of 55% of gross residential land.
 2. FAR for city level commercial and city level PSP to be 250.
 3. Maximum ground coverage shall be 40%.
 4. Density of FAR 15% for EWS population shall be considered over and above the permissible gross residential density of 800-1000pph.
 5. Adequate parking as per norms of 2 ECS/100sqm of BUA tp be provided for residential development by the DE, however, in case of the housing for EWS, the norms of 0.5ECS/100sqm of BUA to be provide.
 6. Incentives for green building norms as per MPD 2021 to be applicable to group housing developed under this policy.
 7. Basement below and beyond building line upto setback line may be kept flushed with the ground in case mechanical ventilation is available. In case not prescribed, basement up to 2mts from plot line shall be permitted.
- (ii) Sub-division of gross residential areas and provision of facilities(local and city level) shall be as per MPD-2021.
- (iii) Local level facilities to commensurate with the density specified at a 19.6(i) (d) above Tradable FAR is allowed for development, However, in case of residential use, tradable can only be transferred to another DE in the same planning Zones having approval/license of projects more than 20 Ha.

*Amended vide S.O.No 2687 (E) dated 5th September 2013

Chapter 4 **GENERAL BUILDING REQUIREMENTS/PROVISIONS**

4.0 This part sets out the standard space requirements of various parts of a building.

4.1 Space requirement for different parts of building of different size of Dwelling Units:

4.1.1 Main Building: The plinth or any part of a building or outhouse shall be so located with respect to average road level from site so that adequate drainage of the site is assured but at a not height less than 45 cm.

4.1.2 Interior Courtyards, Covered Parking Spaces and Garages: These shall be raised at least 15 cm. above the surrounding ground level and shall satisfactorily drain.

4.1.3 Minimum Size, Width and height of different components of residential premises, as given in Table 4.1

Table 4.1

S.No.	Components of Building	Min. Requirement for a Dwelling Unit up to 50sq.mt in size.	Min. Requirement for a Dwelling Unit above 50sq.mt. in size.
1.	Habitable	Area 7.5sq.mt Width 2.1 mt Height 2.75 mt	Area 9.5Sq.mt Width 3.2 mt Height 2.75mt
2.	Kitchen	Area 3.3sq.mt Width 1.8 mt Height 2.75 mt	Area 4.5 Sq.mt Width 2.4 mt Height 2.75mt
3	Pantry	-----	Area 3.0 Sq.mt Width 0.4 mt Height 2.75mt
4.	Bathroom	Area 1.20sq.mt. Width 1.0mt Height 2.2mt	Area 1.8 Sq.mt Width 1.2 mt Height 2.2mt
5.	W.C.	Area 1.0sq.mt. Width 0.9mt Height 2.20mt	Area 1.2 Sq.mt Width 0.9 mt Height 2.20mt
6.	Combined Bath and W.C.	Area 1.80sq.mt. Width 1.0mt. Height 2.20mt	Area 2.80Sq.mt Width 1.20mt Height 2.20mt
7.	Store room	Area and width of the store has no restriction, however Minimum Height has to be 2.20mt. If the area of the store is 9.5sqmt and above, the light and ventilation clause shall also apply.	
8.	Projections	Permitted within the setbacks up to 0.75 mt width	
9.	Garage	---	Area 14.50sq.mt. Width 2.70 mt. Height 2.40mt Length 5.40mt.
10.	Passage way		Width 1.0 mt.
11.	Door Ways (habitable rooms)	Width .80mt. Height 2.0mt	Width .80mt. Height 2.20mt
	(Kitchen, bath, W.C.)	Height 2.00mt. Width 0.75mt	Height 2.00mt Width 0.75mt.
12.	Staircases	Width 0.75mt.	Width 0.9 mt

Notes

1. Provided that the minimum clear head way under any beam shall not be less than 2.4 m.

2. Normally permissible height for building component mentioned above is 4 m. however if the architect desires that more height of any habitable space is necessary for the functional design even to the extent of double height (not to be counted twice in FAR) in the project, the same may be permitted subject to the overall permissible height of building/structure.

3. In case of group housing all open spaces provided either in interior or exterior shall be kept free from any erections thereon and shall open to the sky. Nothing except cornice, chhajja or weather shade (not more than 0.75 m. wide) shall overhang or project over the said open space so as to reduce the width to less than minimum required. Such projections shall not be allowed at height less than 2.2 m. from the corresponding finished floor level:

4. **Architectural features:** - Architectural features without infringing in permissible covered area and FAR are not to be objected.

5. **Duplex:** -House design as duplex (dwelling unit) may not be objected if planned by owner/architect. However, the maximum permissible DU shall remain the same.

4.2 Other general requirements:

4.2.1 **Kitchen:** Every room to be used as a kitchen shall have

- i. Unless separately provided in a pantry, means for washing of kitchen utensils, which shall lead directly or through a sink to a grated and trapped connection to the waste pipe.
- ii. An impermeable floor;
- iii. At least a window not less than 1 sq m. or one tenth of the floor area whichever is more in area open directly to an interior or exterior
- iv. open space, but not into a shaft and;
- v. In residential building 15 m. or more in height, refuse chutes.

4.2.2 **Bathroom and W. C:** Every bathroom or water closet shall

- i. Be so situated that at least one of its walls shall open to external air and shall have a minimum opening in the form of window or ventilation to the extent of 0.37 sq m.
- ii. Not be directly over any room other than another latrine, washing place, bath or terrace unless it has a watertight floor.
- iii. Have the platform or seat made of watertight non-absorbent material.
- iv. Be enclosed by walls or partitions and the surface of every such wall partition shall be finished with a smooth impervious material to a height of not less than 1.0 m. above the floor of such a room.
- v. Be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.
- vi. No room containing water closets shall be used for any purpose except as a lavatory.
- vii. Every water closet and/or a set of urinals shall have flushing cistern of adequate capacity attached to it
- viii. A toilet on terrace having a maximum of 2.2 mt. height shall be permitted subject to condition that the area of toilet be counted in FAR.
- ix. All the sewage outlets shall be connected to the Municipal Sewerage system. Where no such system exists, a septic tank shall be provided within the plot conforming to the requirements.

4.2.3 **Mezzanine floor :** -Mezzanine floor where provide is to be counted in FAR, with a maximum clear height of 2.7m (between floor to soffit).

4.2.4 **Balcony and Canopy:** - Balcony and canopy if provided is to be within building envelop line however canopy over the entrance in the side set back may be provided if designed by the architect.

4.2.5 **Loft:** Lofts shall be permitted in residential building and shops only. Area of such loft shall be restricted to 25% of the covered area of respective floor. Minimum height

between loft and ceiling shall be 1.75 m. and the clear height below the loft shall be as stipulated in the Building Bye-Laws for the space below it.

4.3 Non-residential buildings:

The minimum area for office room/shop or any other space to be used as workspace shall not be less than 6.0 sq m. with a minimum width of 2.1 m.

4.4 Basement

The construction of the basement shall be allowed by Authority in accordance with the land use and other provisions specified under the Master Plan/Zonal Plan. The basement shall have the following requirement:

4.4.1 Every basement shall be in every part at least 2.5 m. in height from the floor to underside of the roof slab or ceiling.

4.4.2 Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to Building Bye-Laws. No. 4.14 Any deficiency may be met by providing adequate mechanical ventilation in the form blowers, exhaust fans (one exhaust fan for 50 sq m. t area), air-conditioning system, etc.

4.4.3 The minimum height of the ceiling of any basement shall be 0.9 m. and maximum of 1.2 mt. above the average road level on the front side of the building, however subject to provision of MPD/Zonal Plan.

4.4.4 Adequate arrangement shall be made such that surface drainage does not enter the basement.

4.4.5 The walls and floors of the basement shall be watertight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given.

4.4.6 The access to the basement shall be either from the main or alternate staircase providing access to the building. In case a lift is provided in a building (including residential buildings) the same may also serve the basement area.

4.4.7 Basement in an individual plot touching the adjacent property shall be allowed subject to following:

i. In all cases the owners shall have to indemnify the local body against any damage caused to the adjacent property.

4.4.8 In case partition in the basements are allowed by the Authority, no compartment shall be less than 50.0 sq m. in area and each compartment shall have ventilation standards as laid down in sub-clause, above separately and independently and confirm to the norms laid down by Fire Services.

4.4.9 Basement is not to be counted in FAR if used for parking, household storage and services however if partly used as part of dwelling unit of ground floor subject to its counting in FAR may be permitted with an internal access and shall satisfy all light and ventilation requirements of these bye laws.

4.5 Exit requirements

General: The following general requirement shall apply to exits:

4.5.1 Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency.

4.5.2 In every building exit shall comply with the minimum requirement of this part, except those not accessible for general public use.

4.5.3 All exits shall be free of obstructions.

4.5.4 No buildings shall be altered so as to reduce the number, width or portion of exits to less than required.

4.5.5 Exits shall be clearly visible and the routes to reach exits shall be clearly marked and signs posted to guide the occupants of floor concerned.

- 4.5.6 All exit ways shall be properly illuminated.
- 4.5.7 Firefighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and there should be clear indication about its location from either side of the exit way.
- 4.5.8 Alarm devices shall be installed to ensure prompt evacuation of the occupants concerned through the exits, wherever required.
- 4.5.9 All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.
- 4.5.10 Exits shall be so arranged that they may be reached without passing through another occupied unit, except in the case of residential buildings.

4.6 Types of Exits

- 4.6.1 Exits shall be either horizontal or vertical type. An exit may be doorway, corridor and passage to an internal staircase or external staircase, ramp or to a verandah and/or terraces that have access to the street or to roof of a building. An exit may also include horizontal exit leading to an adjoining building at the same level.
- 4.6.2 Lifts/ escalators and revolving doors shall not be considered as exits.

4.7 Number and size of Exits:

The requisite number and size of various exits shall be provided, based on the occupants in each room and floor based on the occupant load, capacity of exits, travel distance and height of buildings.

4.8 Arrangement of Exits:

- 4.8.1 Exits shall be so located so that the travel distance on the floor shall not exceed 22.50 m. for residential, educational, institutional and hazardous occupancies and 30.0 m. for assembly, business, mercantile, industrial and storage occupancies. Whenever more than one exit is required for a floor of a building they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.
- 4.8.2 The travel distance to an exit from the remote point shall not exceed half the distance as stated above except in the case of institutional occupancy in which case it shall not exceed 6.0 m.

4.9 Capacity of Exits:

The capacity of exits (staircase, ramps and doorways) indicating the number of which persons could be safety evacuated through a unit exit width of 50 cm shall be as given below in table 4.2

Table 4.2 Number of Occupants per unit Exit width

Sl.No	Group of Occupancy	Number of occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

4.10 Staircase Requirements: For buildings such as assembly, business, education, hazardous, industrial, institutional, Mercantile Building, Multi-Storeyed Building or High Rise Building, Multi-Level Car Parking Building, Office Building (premises), Special Building, Storage Buildings and Wholesale Establishment, there shall be minimum of two staircases and one of them shall be enclosed stairway and the other shall be on the external walls of building and shall open directly to the exterior, interior open space or to any open place of safety. Single staircase may be accepted for educational, business or group housing society where floor area does not exceed 300 sq m. and height of the building does not exceed 24 m. and other requirements of occupant load travel distance and width of staircase shall meet the requirement. The single staircase in such case shall be on the outer wall of the building.

4.11.1 Stairways

- i. Interior stairs shall be constructed of non-combustible material throughout.
- ii. Interior stairs shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- iii. A staircase shall not be arranged round a lift shaft for buildings 15.0 m. and above height. The staircase location shall be to the satisfaction of Chief Fire Officer.
- iv. Hollow combustible construction shall not be permitted.
- v. The minimum width of internal staircase shall be as given in bye-law No. 4.11.2.
- vi. The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential high-rise buildings. In the case of other buildings, the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping. Winders shall be allowed in residential buildings provided they are not at the head of a downward flight.
- vii. The maximum height of riser shall be 19 cm. in the case of residential high rise buildings and 15 cm in the case of other buildings these shall be limited to 14 per flight.
- viii. Handrails shall be provided with a minimum height of 100 cm. from the centre of the tread.
- ix. The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
- x. For building more than 24 m. in height, access to main staircase shall be through a lobby created by double door of one hour fire rating. One of the doors will be fixed in the wall of the staircase and other after the lobby.
- xi. No living space, store or other fire risk shall open directly into the staircase or staircases.
- xii. External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form a draught lobby.
- xiii. The main staircase and fire escape staircase shall be continuous from ground floor to the terrace level.
- xiv. No electrical shafts/AC ducts or gas pipe etc. shall pass through the staircase. Lift shall not open in staircase landing.
- xv. No combustible material shall be used for decoration/wall panelling in the staircase.
- xvi. Beams/columns and other building features shall not reduce the head room/width of the staircase.
- xvii. The exit sign with arrow indicating the way to the escape route shall be provided at a suitable height from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking sign should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipment's. Further all landings of floor shall have floor-indicating boards indicating the number of floor as per bye-law. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.2 m. x 0.5 m.
- xviii. Individual floors shall be prominently indicated on the wall facing the staircase.

- xix. In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. However, the second staircase may lead to basement levels provided the same is separated at ground level either by ventilated lobby with discharge points at two different ends through enclosures.

4.11.2 **Minimum Width Provisions for Stairways:**

The following minimum width provisions shall be made for each stairway

- i. Residential low rise building 0.9 m.
- ii. Other residential building e.g. flats, hostels, group housing, guest houses, etc 1.25 m.
- iii. Assembly buildings like Auditorium, theatres and cinemas 2.0 m.
- iv. All other buildings including hotels 1.5 m.
- v. Institutional building like hospitals 2.0 m.
- vi. Educational building like School, Colleges. 1.5 m.

4.11.3 **Minimum Width Provisions for Passageway/Corridors:**

The following minimum width provisions shall be made for each passage way/corridor.

- i. Residential buildings, dwelling unit type 1.0 m.
- ii. Residential buildings, e.g., hostels, etc. 1.25 m.
- iii. Assembly buildings like auditorium theatres and cinemas 2.0 m.
- iv. All other buildings including hotels 1.5 m.
- v. Hospital, Nursing Homes, etc. 2.4 m.

4.12 **Doorways**

- i. Every doorway shall open into an enclosed stairway, a horizontal exit, on a corridor or passageway providing continuous and protected means of egress.
- ii. No exit doorways shall be less than 100 cm in width and 150 cm in case of hospital and ward block. Doorways shall not be less than 200 cm in height.
- iii. Exit doorways shall open outwards, that is away front the room but shall not obstruct the travel along any exit. No door when opened shall reduce the required width of stairway or landing to less than 100 cm. Overhead or sliding door shall not be installed.
- iv. Exit door shall not open immediately upon a flight of stairs. A landing equal to at least, the width of the door shall be provided in the stairway at each doorway. Level of landings shall be the same as that of the floor, which it serves.
- v. Exit doorways shall be open able from the side, which they serve without the use of a key.
- vi. Revolving doors shall not be allowed.

4.13 **Provision of exterior open spaces and height limitation around the building:**

- 4.13.1 The open spaces (setbacks), covered area, FAR shall be as per Master Plan/Zonal Plan requirements as given in the development controls of MPD- 2021. (Bye Law No. 3).
- 4.13.2 Every room that is intended for human habitation shall abut on an interior or exterior open space or on to a verandah open to such interior or exterior open space.
- 4.13.3 In case of multi storeyed buildings the exterior open space around a building as in Building Bye Laws No. 4.13.1 shall be of hard surface capable to taking load of fire engine weighing up to 45 tonnes.

4.14 **Interior Open Space for Light and Ventilation:**

- 4.14.1 The whole or part of one side of one or more rooms intended for human habitation and not abutting on either the front, rear or side open spaces shall abut on an interior open space whose minimum width in all directions shall be 3.0 m. in case of buildings not more than 12.50 m. in height and subject to the provision of increasing the same with

increasing height @ of 0.3 m. per every meter height or part thereof beyond 12.50 m. However, in case of buildings already constructed with 3.0 m. the open space for new construction on upper floor, the open space on this basis should be ensured and would remain as mandatory open space.

Note: Where only a kitchen is abutting an interior open space, the minimum width as specified can be reduced by 0.55 m. correspondingly.

- 4.14.1 Sunken Courtyard: - sunken courtyard upto 3mt in depth from the ground level as 'light well' within building envelop shall be permitted for light and ventilation for basement area.
- 4.1.4.3 Skylight: Skylight in interior open space(courtyard) may be permitted subject to it may not act as a coverage space on the ground floor and not violate the maximum/minimum ground coverage rules.

4.15 Provision of Podium for parking and landscaping: -

- 4.15.1 In case the buildings are to be constructed with stilt floor on individual plot for providing parking space and where basement could not be approached for parking, in such cases a podium may be constructed on ground floor in continuation of the stilt floor having excess from the front for the parking after leaving minimum 3m setback from the plot line. The terrace of podium may be used for plantation & landscaping.
- 4.15.2 For low rise development, the maximum height permitted is 15mts. However where the stilt floor is to be constructed for parking the height may be increased to 17.5 mtr.

4.16 Joint Open Air Space

- 4.16.1 Every interior or exterior or air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.
- 4.16.2 If such interior or exterior open air space is intended to be used for the benefit of more than one building belonging to the same owner; then the width of such open air space shall be the one specified for the tallest building as specified in building byelaw ,abutting on such open air space.

4.17 Exemption to Open Spaces/Covered area: The following exemption to open space shall be permitted.

- 4.17.1 Projections into Open Spaces: Every interior or exterior open space shall be kept, free from any erection thereon and shall be open to the sky. Nothing except cornice, chajja or weather shade (not more than 0.75 m. wide) shall overhang or project over the said open spaces so as to reduce the width to less than the minimum required.

Note: Such projections shall not be allowed at a height more than 2.20 m. from the corresponding finished floor level.

- 4.17.2 The following shall not be included in covered area for FAR calculations.

a) Machine room for lift on top floor as required for the lift machine installation.

Note: The shaft provided for lift shall be taken for covered area calculations only on one floor.

b) Rockery, well and well structures, plant nursery, water pool, swimming pool (if uncovered), platform round a tree, tank, fountain, bench, chabutara with open top and / or unenclosed sides by walls, open ramps, compound wall, gate, slide swing door, uncovered staircase (uncovered and unclosed on three sides except for a 0.90 m. high railing/wall, overhead water tank on top of building/open shafts.

c) A mummy over staircase on top floor.

d) Culvert on Municipal drains.

e) Watch and ward port cabins of area not more than 4.5sqm at the entry point.

4.18 **Height Limit:** The Height and number of storeys shall be related to provisions of FAR as given in Bye Law No. 3 and the provisions of open spaces given above and the following:

- 4.18.1 The maximum height of building shall not exceed 1.5 times the width of road abutting plus the front open spaces subject to the height limitations as per MPD-DCR.
- 4.18.2 If a building abuts on two or more streets of different width, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street. Height shall however, not exceeds the maximum height as provided in the Master Plan.
- 4.18.3 For buildings in the vicinity of the aerodromes the maximum height of such buildings shall be subject to clearance from the Civil Aviation Authorities.

4.19 **Height Exemptions**

The following apartment structures shall not be included in the height of building covered under Building Bye-Laws. Roof tanks and their supports not exceeding 1.0 m. in height, ventilating, air conditioning and lift rooms and similar service equipment's, stair covered with Mumty not exceeding 3.00 m. in height. Chimneys and parapet wall and architectural features not exceeding 1.50 m. in height unless the aggregate area of such structures exceeds 1/3 of the roof area of the building on which they are erected.

4.20 **Lighting and ventilation of rooms**

- 4.20.1 All habitable rooms shall have for the admission of light and air, one or more apertures, such as window, glazed door and fan lights, opening directly to the external air or into an open verandah not more than 2.40 m. in width. In case light and ventilation to habitable space area are through an internal courtyard, the minimum dimensions of such courtyard shall not be less than 3.0 m. x 3.0 m. for buildings upto 12.50 m. in height. For buildings with higher heights, the minimum dimensions of the internal courtyard shall be as given in Building Bye-Laws No. 4.13 & 4.14.
- 4.20.2 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as given in part-VII building services Section-1 lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of the Building Bye-Laws. Notwithstanding the above, the minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall not be less than 1/10 of the floor area. No portion of a room shall be assumed to be lighted if it is more than 7.50 m. from the opening assumed for lighting that portion.

4.21 **Ventilation Shaft**

For ventilating the spaces for water closets and bathrooms, if not opening on the front side, rear and interior open spaces, shall open on the ventilation shaft, the size, of which shall not be less than the values given below:

Table 4.3 **Size of Ventilation Shaft**

Height of Building in m.	Size of ventilation shaft in sq.m	Minimum size of shaft in m.
Upto 9.0	1.5	1.0
Above 9.0 and upto 12.5	3.0	1.2
Above 12.5	4.0	1.5

4.22 **Parapet**

Parapet walls and handrails provided on the edges of roof terrace, balcony etc. should not be less than 1.0 m. and more than 1.5 m. in height (*shall not apply where roof terrace is not accessible by a staircase*). However on terrace floor in the portion where installations like DG Set, Water Tank and other, screening parapet of a suitable height may be constructed to hide such equipment's etc and there is no need to have uniformly increased the height of the parapet.

4.23 **Special requirements for Occupancy/Land Development and other**

4.23.1 *Industrial buildings (factories, workshops, etc.)*

- i. The relevant provisions contained in the Factory Act. 1948 shall apply for the construction of factory buildings. The minimum internal height of workrooms shall not be less than 4.5 m. measured from the floor level to the lowest point in the ceiling provided that this bye-law shall not apply to room intended for storage, godowns and the like purposes but only in rooms occupied by workers for purposes of manufacture. In case of small factories, employing less than 50 workers for purposes of manufacturing and carrying manufacturing covered under the flatted factories and service industries as per Master Plan/Zonal Plan, the Authority may allow minimum height upto 3.66 m.
- ii. Requirements of water supply, drainage and sanitary installation shall be as per table 5.1, 5.2 and 5.14, but in no case less than one W.C. and one urinal shall be permitted.
- iii. a) Notwithstanding the provision of exits requirements, each working room shall be provided with adequate number of exits not less than two in number.
b) No exit shall be less than 1.2 m. in width and 2.1 m. in height and doors of such exit shall be so arranged that it can be opened easily from inside.
c) No staircase, lobby corridors or passage shall be less than 1.2 m. in width. In addition to the requirement in this part, provisions contained in chapter-3 will be followed.
- iv. There shall be provided at all time for each person employed in any room of factory at least 3.5 sq m. of floor space exclusive to that occupied by the machinery and a breathing space of at least 15 cum. (Further the provision of Part VIII Section 1 Lighting and Ventilation of National Building code of India with amendments time to time) shall be followed.
- v. The effluent from industries (industrial and biological in nature) shall be treated and shall be of quality to the satisfaction of the concerned local bodies before letting out the same into a watercourse or municipal drain.

4.23.2 *Educational building (school/colleges)*

- i. No basement or cellar room shall be designed, constructed, altered, converted or used for the purpose of study or instruction.
- ii. Every such building, exceeding two storeys in height shall be constructed of fire resisting material throughout.
- iii. The minimum size of a cellar room, study room or room used for purposes of instruction shall be 5.5 m. x 4.5 m. and no part of such room shall be distant more than 7.5 m. from an external wall abutting on the requisite open space. Every such room shall have minimum ventilation to the extent of 1/5th of its floor area.
- iv. A minimum of 1.0 sq m. of net floor space per student shall be provided. A central hall will not be counted in the accommodation, nor will a class room for cookery, laundry, manual instruction, drawing or science. The number of students in such building shall be calculated on this basis for the purpose of this clause.
- v. Every assembly room, gymnasium shall have a clear height of 3.6 m. except under a girder which may project 0.6 m. below the required ceiling height. A clear internal height under balcony or a girder shall not be less than 3.0 m. A minimum room height for classroom in all schools and other institutions shall not be less than 3.0 m. The minimum head room under beams shall be 2.75 m.
- vi. Exit requirements shall conform to as mentioned in this chapter. No door shall be less than 1.2 m. in width and 2.20 m. in height.
- vii. Requirement of water supply, drainage and sanitary installation shall conform to table 5.1 to 5.6.
- viii. Playground shall be provided as per norms.

4.23.3 *Assembly building (Cinema, Theatres, etc.)*

- i. The relevant provisions of the Cinematographic Acts /Rules of the particular State and IS: 4878 code or any other relevant code of National Building Code shall apply for planning, design and construction of Cinema Building.
- ii. Parking spaces wherever not specifically given shall conform as mentioned in Bye Law No. 3 & 4.4.
- iii. Requirements of water supply, drainage and sanitation shall conform to provisions of table 5.1, 5.2, 5.11, and 5.12.

4.23.4 *Poultry farms (wherever allowed as per Master Plan)*

- i. The coverage for poultry farms shall be as allowed in case of farmhouses.
- ii. Setback: The setback for farm building from the right of way shall be as under:

Road Front Setback

Road	Front Setback
National Highway(90m)	60m
Provincial Highway(60m)	37m
Major Urban Roads(30m)	22m
Village Road(18m)	13m

iii. Space Planning

- a) There should be a minimum distance of 6.0 mt. between sheds in the farm.
- b) The minimum distance of any farm building from the property line should be 4.5 m.
- c) The minimum distance of any farm shed or farm building from the dwelling unit should be 7.5 m.

iv. Farm Shed

- a) Shed should be constructed on pillars with walls on two longer sides not higher than 1.2 mt.
- b) The remaining height of the farm sheds in respect of two longer sidewalls can be covered with netting or other similar material.
- c) The maximum height of the roof of the farm shed shall not exceed 6.0 m.

v. Dwelling Units as a Farm House

The following norms shall be adopted for construction of dwellings in farmhouses:

- a) The maximum coverage for the dwelling unit shall be as per the provision of the Master Plan / Zonal Plan.
- b) The requirements of parts of dwelling shall be as provided in Chapter-4.
- c) Any other special requirements as specified by the Authority.

4.24 **Special buildings not covered:** In case of special buildings not covered above, norms will be followed as decided by the Authority.

4.25 **Provisions in the public buildings for handicapped persons:** The building to be designed for Handicapped persons need special treatment and the provisions for site planning, building requirements etc. are given in Annexure-1.

4.26 **Provision for conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and natural feature areas :**The building regulations for above are given in Annexure -3

4.27 **Rules for Development of land**

The provisions of Master Plan/Development Plan and norms formulated by Authority shall apply regarding sub-division of a large parcel of land into plots, open areas, roads, spaces for services and community facilities.

4.28 Signs and outdoor display structures

- i. No advertising signs (including hoarding) on buildings or on land shall be displayed without the prior approval of the Authority. The standards specified in part X Signs and outdoor display structures of National Building Code of India published by Indian Standards Institution with amendments time to time shall be applicable.
- ii. No signage/communication tower and advertisement is to be provided in residential buildings.

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Chapter 5 **STRUCTURAL SAFETY AND BUILDING SERVICES**

5.0 The structural design of foundation, masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part-VI structural design, section-1 loads, section-2 foundation, section-3 wood, section-4 masonry, section-5 concrete and section-6 steel of **National Building Code** of India taking into consideration all relevant Indian Standards prescribed by Bureau of Indian Standards including the Indian Standard given in IS-Code 1893-1984, 13920-1993, 4326-1993, 13828- 1993, 13827-1993 and 13935-1993 for structural safety.

5.1 **Occupant load:** The population in rooms, area of floors shall be calculated based on the occupant load given in the table below:-

Table 4.2

S.No.	Group of Occupancy	Occupant Load Gross area* in m ² /person
1.	Residential	12.5
2.	Educational	4
3.	Institutional	15+
4.	Assembly	
	a. With fixed or loose seats and dance floors	0.6++
	b. Without seating facilities including dining rooms	1.5++
5.	Mercantile	
	a. Street floor and sales basement	3
	b. Upper sale floors	6
6.	Business and industrial	10
7.	Storage	30
8.	Hazardous	10

* The gross area shall mean plinth area or covered area.

+ Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc. where sleeping accommodation is provided, shall be calculated at not less than 7.5 m² gross area person.

++ The gross area shall include, in addition to the main assembly room or space, any occupied connection open or space in the same storey or in the storeys above or below, where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the gross area for corridors, closets or other sub- division; one area shall include all space serving the particular assembly occupancy.

5.2. **Quality of materials and workmanship:** All material and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department and Indian Standard Specification and Codes as included in Part-V Building Materials and Part-VII Construction Practices and Safety of **National Building Code** of India.

5.2.1. Alternative materials, methods of design and construction and tests: The provision of the Bye-Laws are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the bye-law provided any such alternative has been approved. The building materials approved by B.I.S. or any statutory body will form part of the approved building material and technology as part of the Bye-Laws.

5.3. **Building services**

5.3.1. The Planning design and installation of electrical installations, air conditioning installation of lifts and escalators can be carried out in accordance with Part-VIII Building Services, Section-2 Electrical Installation, Section-3 Air conditioning and heating, Section-5 installation of Lifts and

Escalators of **National Building Code** of India. However deviations from National Building Code may be done as per good Engineering Practices.

5.3.2. The number and type of lifts to be provided in different buildings shall be as given in Annexure 5.

5.3.3. The requirements of electric sub-station are given in Annexure-6. The provision of electric sub-station shall also require approval from Electricity Board concerned.

5.4. Plumbing services

5.4.1. The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with Part-IX Plumbing Services, section-1 water supply; Section-2 Drainage and Sanitation and Section-3 Gas Supply of **National Building Code** of India.

5.4.2 Requirement of water supply for various occupancies in buildings shall be as given in Table 5.1, 5.2, and 5.3.

5.4.3 Requirement of sanitary fittings and installations for different occupancies in buildings shall be as given in Table 5.4 to 5.15. for calculation of occupancy.

Table 5.1 Per capita water requirement for various Occupancies/Uses

S.No	Type of occupancy	Consumption (in lt.)
1.	Residential	
	ii. In dwelling units(per head per day)	135
	iii. Hotels with lodging accommodation (per bed)	180
2.	Educational	
	a) Day schools(per head per day)	45
	b) Boarding schools(per head per day)	135
3.	Institutional(medical hospitals)	
	a)no. of beds not exceeding 100	340
	b)no. of beds exceeding 100	450
	c) medical quarters and hotels	135
4.	Assembly – cinema theatres, auditoria, etc. (per seat accommodation)	15
5.	Government or semi public business	45
6.	Mercantile(commercial)	
	a) Restaurants(per seat)	70
	b) Other business building	45
7.	Industrial	
	a) Factories where bath- rooms are to be provided.	45
	b) Factories where bath-rooms are not to be provided	30
8.	Storage(including warehouses)	30
9.	Hazardous	30
10.	Intermediate stations (excluding mail and express stops.	45(25)*
11.	Junction stations	70(45)*
12.	Terminal stations	45
13.	International and domestic Airports	70

* The values in parenthesis are for such stations, where bathing facilities are not provided.

Note: The number of persons for Sl. No. 10 to 13 shall be determined by the average number of passenger handled by the station daily with due consideration given to the staff and workers likely to use the facilities.

Table 5.2 Flushing Storage Capacities

S.No	Classification of building	Storage capacity
1.	For tenements having common convenience	900lt. per W.C. seat
2.	For residential premises other than tenement having common conveniences.	270lt. net for one W.C. seat each and 180lt. for each additional seat in the same flat.
3.	For factories and workshops	900lt. per W.C. seat and 180 lt. per urinal.
4.	For cinemas, public assembly hall, etc.	900lt. per W.C. seat and 350 lt. per urinal.

Table 5.3 Domestic Storage Capacities

S.No	No. of floors	Storage capacity	Remarks
For premise occupied tenements with common conveniences:			
1	Ground floor	Nil	Provide down take fittings are installed
2.	Floors 2, 3, 4, 5 and upper floors	500 litres per tenement	_____
For premises occupied as flats or blocks			
1	Ground floor	Nil	Provide down take fittings are installed
2.	Floors 2, 3, 4, 5 and upper floors	500 litres per tenement	_____

Note 1: If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as on floors.

2: The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculated on the number of down take fittings according to scale given below:

- | | |
|-------------------|-------------|
| i. Down take taps | 70 l. each |
| ii. Showers | 135 l. each |
| iii. Bathtubs | 200 l. each |

Table 5.4 Sanitation requirements for Shops and Commercial Offices

S.No	Sanitary Unit/Fittings	For Personnel
1.	Water closet	One for every 25 persons or part thereof exceeding 15(including employees and customers).For female personel 1 for every 15 persons or part thereof exceeding 10.
2.	Drinking water fountain	One for every 100 person with a minimum on one on each floor.
3.	Wash basin	One for every 25 persons or part thereof.
4.	Urinals	Same as S.No. 3 of table 5.9
5.	Cleaners' sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

Note: Number of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1: 1 may be assumed.

Table-5.5 Sanitary Requirements for Hotels

S.No	Sanitary unit	For Residential Public Staff	For non-Residential staff	
			For Male	For Female

1.	Water closet(W.C)	One per 8 persons omitting occupants of the attached water closet minimum of 2 if both sexes are lodged.	1for 1-15 persons 2 for 16-35 persons 3 for 36-6 persons 4 for 66- 100 persons	1 for 1- 12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77persons 6 for 78-100 persons
2.	Ablution taps	One in each W.C	One in each W.C	One in each W.C
3.	Urinals	Nil	Nil up to 6 persons 1 for 7- 20persons 2 for 21-45 persons 3for 46-70 persons 4 for 71- 100 persons	Nil
4.	Wash basins	One per 10 persons omitting each basin installed in the room/suite	1 for 15 persons 2 for 16-35 persons 3for 36-65 persons 4for 66-100 persons	1for 1-12 2for 13-25 3for 26-40 4for 41-57 5for 58-77 6for 78-100
	Baths	One per 10 persons omitting occupants of rooms with bath in suite	Nil	Nil
	Stop sinks	One per 30 beds rooms (one floor per floor minimum)	Nil	Nil
	Kitchen sink	One in each kitchen	One in each kitchen	One in each kitchen

Table 5.5 contd. For Public Rooms

	Sanitary Unit	For Male	For Female
1.	Water closet(W.C)	One per 100 persons up to 400 persons; for over 400add at the rate of one per 250 persons or part thereof.	Two for 10 persons upto 200persons; over 200 add at the rateof one per 100 persons or part thereof.
	Ablution taps	One in each W.C.	One in each W.C.
3.	Urinals	Up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	Nil
4.	Wash basins	One per W.C. and urinal Provided	One per W.C. provided
	Baths	-----	-----
	Stop sinks	-----	-----
	Kitchen sink	One in each Kitchen	One in each Kitchen

- Note: i) It may be assumed that the two-thirds of the number are males and one- third females
ii) One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.

Table 5.6 Sanitation Requirements for Educational Occupancy

S.No	Sanitary Unit	Boarding Institution		Other Educational Institution	
		For Boys	For Girls	For Boys	For Girls
1.	Water Closet (W.C.)	--	--	--	--

2.	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3.	Urinals	One per every 25 pupils or part thereof	--	One per every 20 pupils or part thereof	--
4.	Wash Basins	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for every 40 pupils or part thereof	One for every 40 pupils or part thereof
5.	Baths	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	--	--
6.	Drinking Water Fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof
7.	Cleaner's Sink	One per Floor minimum	One per Floor minimum	One per Floor minimum	One per Floor minimum

Nursery Schools

S.No	Sanitary unit	Requirement
1	Water Closet	one per 15 pupils and part thereof
2	Ablution Taps	One in each W.C.
3	Urinals	--
4	Wash Basins	One for every 15 pupils or part thereof
5	Baths	One bath sink per 40 pupils
6	Drinking Water Fountains	One for every 50 pupils or part thereof
7	Cleaner's Sink	--

Note: 1. one water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinal.

2. For teaching staff, the schedule of sanitary units to be provided shall be the same as in case of office buildings (Table 5.9).

Table 5.7 Sanitation Requirements for Institutional (Medical) Occupancy- Hospital

S.No	Sanitary Unit	Hospitals With indoor Patient Ward	Hospitals With outdoor Patient Wards	
		For Males & females	For Males	For Females
1	Water Closet	One for every 6 beds or part thereof	One for every 100 persons or Part thereof	Two for every 100 persons or part thereof
2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.
3	Wash Basins	2 up to 30 bed; add one for every additional 30 beds; or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof.
4	Baths with Shower	One bath with shower for every 8 beds or part thereof.	--	--
5	Bed pan washing sink	One for each ward		
6	Cleaner' Sinks	One for each ward	One per floor minimum	One per floor minimum
7	Kitchen sinks & dish Washers (where Kitchen is provided)	One for each ward	--	--

8	Urinals	--	One for every 50 persons or part thereof	--
---	---------	----	--	----

Table 5.7 contd. Administrative Buildings

S.No	Sanitary Unit	For Males	For Females
1	Water Closet (W.C.)	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2	Ablution Taps	One in each W.C.	One in each W.C.
3	Wash Basins	One for every 25 persons or part thereof	One for every 25 persons or part thereof
4	Baths with Shower	One on each floor	One on each floor
5	Bed pan washing sink	--	--
6	Cleaner's Sink	One per floor minimum	One per floor minimum
7	Kitchen sinks & dish Washers (where Kitchen is provided)	One for each floor	One for each floor
8	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%.	--

Table-5.8 Sanitation Requirements for Institutional (Medical) Occupancy- (staff quarters and Hostels)

S.No	Sanitary Unit	Doctor's Dormitories		Nurses Hostel
		For Male Staff	For Female Staff	
1	Water Closet	One for 4 persons	One for 4 persons	One for 4 persons or part thereof
2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.
3	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4	Bath (with shower)	One for every 4 persons or part thereof	One for every 4 persons or part thereof	One for every 4 persons or part thereof
5	Cleaner's Sink	One per floor minimum	One per floor minimum	One per floor minimum

Table 5.9 Sanitation Requirements for Governmental and Public Business Occupancy and Offices.

Sl.No.	Sanitary Unit	For Male Personnel	For female Personnel
1.	Water Closet (WC)	One for 25 persons or part thereof	One for 15 persons or part thereof
2.	Ablution taps	One in each WC	One in each WC
3.	Urinals	Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 add @ 2.5 %	----
4.	Wash Basins	One for every 25 persons or part thereof.	-----
5	Drinking Water fountains	One for every 100 persons with a minimum of one on each floor	-----
6.	Baths	Preferably one on each floor	-----
7.	Cleaner's Sinks	One per floor minimum; preferably in or adjacent to sanitary rooms.	-----

Note:- One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.

Table 5.10 Sanitation Requirements for residences.

Sl.No.	Sanitary Unit	Dwelling with individual conveniences	Dwelling without individual conveniences.
1.	Bath Room	One provided with water tap	One for every two tenement
2.	Water Closet (WC)	One	One for every two tenement
3.	Sink (or Nahani) in the Floor	One	-----
4.	Water Tap	One	One with drainage arrangement in each tenement. One in common bath rooms and common water closet.

Note:- Where only one water closet is provided in a dwelling , the bath and water closet shall be separately accommodated.

Table 5.11 Sanitation Requirements for Assembly Occupancy Buildings (Cinema, Theaters, Auditoria, etc.)

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1.	Water Closet	One for 100 persons up to 400 persons. For over 400 persons, add @ 1 per 250 persons or part thereof.	Two per 100 persons up to 200 persons. For over 200 persons add @ 1 per 100 persons or part thereof.	One for 15 persons. Two for 16-35 persons.	One for 1-12 persons. Two for 13-25 persons.
2.	Ablution Taps	One in each WC	One in each WC	One in each WC	One in each WC
3.	Urinals	One for 50 persons or part thereof	-----	Nil up to 6 persons One for 7-20 persons Two for 21-45 persons.	-----
4.	Wash Basins	One for every 200 persons or part thereof. For over 400 persons, add @ 1 per 250 persons or part thereof.	One for every 200 persons or part thereof. For over 200 persons, add @ 1 per 150 persons or part thereof.	One for 1-15 persons. Two for 16-35	One for 1-12 persons Two for 13-25 persons.
5.	Cleaner's Sink	One per floor, minimum.			
6.	Drinking Water Fountain	One per 100 persons or part thereof.			

Note:- It may be assumed that two thirds of the number are males and one third female.

Table:-5.12 Sanitation Requirements for Assembly Occupancy Buildings (Art, Galleries, Libraries and Museums)

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1.	Water Closet (WC)	One for 200 persons up to 400 persons. For over 200 persons, add @ 1 per 250 persons or	One per 100 persons up to 200 persons. For over 200 persons add @ 1 per 150 persons	One for 15 persons. Two for 16-35 persons.	One for 1-12 persons. Two for 13-25 persons.

		part thereof.	or part thereof.		
2.	Ablution Taps	One in each WC	One in each WC	One in each WC	One in each WC
3.	Urinals	One for 50 persons or part thereof	-----	Nil up to 6 persons One for 7-20 persons Two for 21-45 persons.	-----
4.	Wash Basins	One for every 200 persons or part thereof. For over 400 persons, add @ 1 per 250 persons or part thereof.	One for every 200 persons or part thereof. For over 200 persons, add @ 1 per 150 persons or part thereof.	One for 1-15 persons. Two for 16-35	One for 1-12 persons Two for 13-25 persons.
5.	Cleaner's Sink	One per floor, minimum.			

Note:- It may be assumed that two thirds of the number are males and one third female.

Table 5.13 Sanitation Requirements for Restaurant.

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1.	Water Closet(WC)	One for 50 seats up to 200 seats For over 200 seats, add @ 1 per 100 seats or part thereof.	One for 50 seats up to 200 seats For over 200 seats, add @ 1 per 100 seats or part thereof.	1 for 15 persons. 2 for 16-35 persons. 3 for 36-35 persons. 4 for 66-100 persons.	1 for 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41 -57 persons. 5 for 58-77 persons. 6 for 78 -100 persons.
2.	Ablution Taps	One in each WC	One in each WC	One in each WC	One in each WC
3.	Urinals	One for 50 persons or part thereof	-----	Nil up to 6 persons 1 for 7-20 persons 2for 21-45 persons. 3 for 46-70 persons. 4. for 71 -100 persons.	-----
4.	Wash Basins	One for every water closet.			
5.	Kitchen Sinks & Dish Washer	One for each Kitchen			
6.	Service Sink	One in the restaurant.			

Note:- It may be assumed that two thirds of the number are males and one third female.

Table:-5.14 Sanitation Requirements for Factories.

Sl. No.	Sanitary Unit	For Male Personnel	For female personnel
1.	Water closets	1 for 15 persons. 2 for 16-35 persons. 3 for 36-35 persons. 4 for 66-100 persons. For 101 to 200 persons add @ of 3% . From over 200 persons, add @ 2.5%.	1 for 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41 -57 persons. 5 for 58-77 persons. 6 for 78 -100 persons. For 101 to 200 persons add @ of 5% . From over 200 persons, add @ 4%.
2.	Ablution Taps	One in each WC	One in each WC
3.	Urinals	Nil up to 6 persons 1 for 7-20 persons 2for 21-45 persons. 3 for 46-70 persons. 4. for 71 -100 persons.	

		For 101 to 200 persons add @ of 3% . From over 200 persons, add @ 2.5%.	
4.	Washing Taps with draining arrangement	One for every 25 persons or part thereof.	
5.	Drinking Water Fountains	One for every 100 persons with a minimum of one on each floor.	
6.	Baths preferably Showers.	As required for particular trade or occupation.	

Note:- 1 For many trades of a dirty or dangerous character, more extensive provisions are required.

Table 5.15 Sanitary Requirements for Large Stations and Airports.

Sl. No.	Place	W.C for Males	W.C for Females	Urinals for Males only
1.	Junction Stations, intermediate Stations and Substations	3 for first 1000 persons and 1 for subsequent 1000 persons or part thereof.	4 for first 100 persons and 1 for every additional 1000 persons or part thereof.	4 for every 1000 person and 1 for every additional 1000 persons or part thereof.
2.	Terminal Stations and Bus Terminals	4 for first 1000 persons and 1 for every additional 1000 persons or part thereof.	5 for every 1000 person and 1 for every additional 200 persons or part thereof.	6 for every 1000 person and 1 for every additional 1000 persons or part thereof.
3.	Domestic Airports Minimum	2*	4*	2*
	For 200 persons	5	8	6
	For 400 persons	9	15	12
	For 600 persons	12	20	16
	For 800 persons	16	26	20
	For 1000 persons	18	29	22
4.	Internal Airports			
	For 200 persons	6	10	8
	For 600 persons	12	20	16
	For 1000 persons	18	29	22

Note : Provision for wash basins, baths including shower stalls, shall be in accordance with part ix section 2- Drainage and Sanitation of National Building Code of India and amendments time to time.

* At least one Indian style water closet shall be provided in each toilet. Assume 60 % males and 40 % females in any area.

5.5 Notes – Water Supply arrangements (General Guidelines)

5.5.1 For new construction: Provision shall be made for underground tank for the storage of water, having capacity at 200 lts. per person with adequate pumping arrangements to supply water to upper floors. Filtered water connection will be allowed only for use of drinking and bathing needs. For other purposes i.e. flushing and gardening etc., the individual shall be required to have own arrangements of tube well water within the premises. While according sanction to Layout Plan, the Authority shall make a special mention that provision for space shall be kept for the construction of underground reservoir of adequate capacity along with booster pumping station.

5.5.2 Arrangements as given in 5.5.1 above shall also be provided in Group Housing Societies.

5.5.3 The plumbing arrangement in case of new constructions shall be made in a way that the potable water shall be used for drinking, cooking & bathing only and for rest of the uses, provision for ground water can be made with dual piping system.

5.5.4 Low capacity cistern should preferably be provided instead of normal 12.5 l. capacity.

5.6 Water Harvesting: Water harvesting through storing of water runoff including rainwater in all new buildings and reconstructed buildings on plots of 100 sq m. and above will be mandatory.

5.6.1 The plans submitted to the local bodies shall indicate the system of storm water drainage along with points of collection of rain water in surface reservoirs or in recharge wells.

5.6.2 All building having a minimum discharge of 10,000 l. and above per day shall incorporate waste water recycling system. The recycled water should be used for horticultural purposes.

5.7 Installation of Solar Assisted Water Heating System in Buildings:

5.7.1 Definitions

1.	Solar Assisted Water Heating System	A device to heat water using solar energy as heat source.
2.	Auxiliary back up	Electricity operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.
3.	New Building	Such buildings of above said categories for which construction plans have been submitted to the Authority for clearance.
4.	Existing building	Such buildings, which are licensed to perform their respective business.

5.7.2 Installation of Solar Water Heating System

5.7.2.1 **New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sq m. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.

5.7.2.2 **Existing Buildings:** Installation of Solar Assisted Water Heating Systems in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.

5.7.2.3 **Capacity:** The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

5.7.2.4 **Specifications:** Installation of Solar Assisted Water Heating Systems shall conform to BIS specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.

5.7.3 **Auxiliary System:** Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

5.7.4 No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system:-

5.7.4.1 Hospitals and Nursing Home.

5.7.4.2 Hotels, Lodges, and Guest Houses, Group Housing with the plot area of 4000 sq m.

5.7.4.3 Hostels of Schools, Colleges and Training Centres with more than 100 Students.

- 5.7.4.4 Barracks of armed forces, paramilitary forces and police.
- 5.7.4.5 Individual residential buildings having more than 150 sq m. plinth area.
- 5.7.4.6 Functional Buildings of Railway Stations and Air Ports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- 5.7.4.7 Community Centres, Banquet Halls, Barat Ghars, Mangal Karyalayas and buildings for similar use.

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Chapter 6 **REGULATIONS NOTIFIED BY DELHI DEVELOPMENT AUTHORITY**

- 6.0 **Regulations notified by Delhi Development Authority:** Regulations notified by Delhi Development Authority in exercise of power conformed by sub section (1) of section 57, of Delhi Development Act , 1957 the Delhi Development Authority, with the previous approval of the Central Government Notified the following regulations:
- 6.1 **Building regulations for Special area, Unauthorized Regularized Colonies and Villages:** Building regulations for Special area, Unauthorized Regularized Colonies and Villages, Notified vide S.O. 97 (E), F.No.F.3 (28)2008/MP/Part], Dated 17th January 2011.
http://dda.org.in/tendernotices_docs/april11/gazette%20of%20India_1%20april%202011_97.pdf
- 6.2 **Regularizations and Guidelines for Redevelopment:** Regularizations and guidelines for redevelopment of existing planned industrial areas, Notified vide S.O. 683(E), [F.No .F. 17(5)2007/MP], Dated 1st April, 2011.
http://dda.org.in/tendernotices_docs/april11/gazette%20of%20india%201%20april%202011_683.pdf
- 6.3 **Regularization of Farm Houses:** Regularization of Farm Houses in Delhi, Notified vide S.O. 2622 (E), [F.No.F.3 (103)96/MP], Dated 30th October, 2012.
http://dda.org.in/tendernotices_docs/nov12/SO2622_30102012_farmhouse.pdf
- 6.4 **The (Permission of Banquet Halls) Regulations, 2012,** Notified vide S.O.2272(E), Dated 21st September, 2012
http://dda.org.in/tendernotices_docs/oct12/banquet%20hall-291012.pdf

NOTE: Regulations notified by the GOI/DDA from time to time shall be part of this document and shall be enforced accordingly.

APPENDIX-‘A-1’ (Chapter 2, 2.0)

FORM OF APPLICATION TO ERECT, RE-ERECT OR TO MAKE MATERIAL ALTERATION IN A BUILDING

To
The _____

New Delhi.

Sir

I hereby give notice that I intend to erect/re-erect or to make alteration in the Building No. _____ or to _____ on/in plot No. _____ Block No. _____ House No. _____ situated at _____ Scheme _____ and in accordance with the building Bye-laws of Delhi, Bye-law No. _____ and I forward herewith the following plans and specifications duly signed by me and _____ (name in block letters of Registered Architect), Architect’s Registration No. _____ who has prepared the plans, designs etc. and a copy of other statements/documents (As applicable).

1. Key Plan. (Chapter 2, 2.2)
2. Layout Plan(Chapter 2, 2.5)
3. Landscape Plan(Chapter 2, 2.5.3)
4. Site plan(Chapter 2, 2.6)
5. Building Plan. (Chapter 2, 2.7)
6. Building Plan for multi storey and special buildings. (Chapter 2, 2.8)
7. Services Plan (Chapter 2, 2.9)
8. General Specifications (in attached form).
9. Ownership Title. (Chapter 2, 2.12.a)
10. Attested copy of Receipt for payment of application fee.
11. Other documents, if any required.

The construction shall be carried out in accordance with the sanctioned building plan. The Owner/Engineer/Supervisor, supervising the construction shall be responsible for any lapse on their part for such construction.

Signature of Owner _____
Name of Owner _____
(In Block Letters)
Address of Owner _____
Dated _____

APPENDIX- ‘A-2’ (Chapter 2, Para 2.10)

FORM FOR SPECIFICATIONS OF PROPOSED BUILDINGS

To be submitted by registered architect/Engineer.

- a) The purpose _____ (for which it is intended to be used) Building No. _____ or to _____ on/in plot No. _____ Block No. _____ House No. _____ situated at _____ Scheme _____.
- b) I hereby state that and take responsibility that building has been designed within framework of Building Bye Laws and Development Control Regulations.
- c) Details of Coverage on respective floors are given below:

Floors	Existing (Sq.mt.)	Proposed (Sq.mt.)	Total (Sq. Mt.)
1) Basement Floor			
2) Ground floor			
3) Mezzanine floor			
4) First floor			
5) Second floor			
6) Third floor			

- d) Approximately number of inhabitable proposed to be accommodated.
- e) The number of Latrines, urinals, kitchens, baths to be provide.
- f) The source of water to be used in the construction.
- g) Distance from the public sewer.
- h) The material to be used in construction.
- i) Wall/columns/foundation.

Roof
Floor

Specifications to be incorporated

Sign.of Registered Arch _____
Name _____
Registration Number _____
Address _____

APPENDIX 'A-3' (Chapter 2, Para 2.11)
FOR SUPERVISION

To be submitted by Owner/Architect Supervisor/Engineer

To,
The _____

New Delhi.
Sir,

I hereby certify that erection/re-erection demolition or material alteration in and the drainage/sanitary work shall be carried out executed by me under my strict supervision/of Building No. _____ on/in Plot No. _____ in Block No. _____ situated at _____ Scheme shall be carried out under my supervision work shall be carried out by me as per approved building plan and I certify that all the materials (type and grade) and workmanship of the work shall be generally in accordance with the general specifications submitted along with and the work shall be carried out according to the sanctioned plans which also includes the services like drainage, sanitary, water supply & electrical and no non – Compounding deviations shall be carried out during the course of construction

Sign. Of Owner

Name
Address

Sign.Of Engineer/Supervisor

Architect
Name
Registration Number
Address

APPENDIX 'A-4' (Chapter 2, Para 2.12.1)

RAIN WATER HARVESTING CERTIFICATE

To be submitted by registered architect

In respect of plot no. _____ block no. _____ situated at _____.

I Certified that the building plans submitted for approval satisfy the water harvesting requirements as well as minimum anticipated discharge of waste water as stipulated under provision given in chapter 2, Para 2.12.2 and the information given therein is factually correct to the best of my knowledge and understanding.

Signature of Registered Architect _____

Name (Block letters) _____

Date _____

Address _____

APPENDIX 'A-5' (Chapter 2, Para 2.12.3)

CERTIFICATE REGARDING SAFETY FROM NATURAL HAZARDS & STRUCTURAL SAFETY.

To be submitted by Registered Architect, Registered structural Engineer & owner

The following certificate is to be submitted along with the building plans drawing while submitting the plans for obtaining building permission for Building No. _____ on Plot no. _____ situated at _____ Scheme _____.

1. Certify that the building plans submitted for approval shall be designed for safety requirements.
2. It is also certified that the structural design including safety from natural hazards based on soil conditions will be taken into consideration and would be duly incorporated in structural drawings of the building to be constructed.

Signature of the Registered Structural Engineer

Name in Block letters _____

Address: _____

Date _____

APPENDIX 'A-6' (Chapter 2, Para 2.12.4)

No nuisance/ mulba/debris removal certificate

In respect of plot no. _____ block no. _____ situated at _____.

1. Certified that the mulba/Debris during the construction will be removed on weekly basis. If the same is not done, in that case local body may remove the mulba/Debris and the cost with penalty be recovered from me/us.
2. Certified that during construction I/we shall properly screen the construction site off the main road by means of erecting a screen wall not less than 8 feet, in height from the ground level which shall be painted to avoid unpleasant look from the road side. In addition to this, a net or some other protective material shall be hoisted at the façade of the building to ensure that any falling material remains within this protected area.
3. Certified that noise related activities would not be taken up for construction at night during 10 P.M to 6 A.M.

Signature of the owner with date

Name in Block letters _____

Address: _____

Signature of supervisor with date

Name in Block letters _____

Address _____

APPENDIX 'A-7(1)' (Chapter 2, Para 2.12.5)

Affidavit-cum-undertaking

By Architect as per detail, that he has been appointed for the project

Affidavit of Architect on Rs. 2/- Non-judicial e-Stamp paper to be attested by Notary Public/Metropolitan Magistrate.

I, _____, Son of Shri _____-occupation Architect, office at _____

_____ do hereby solemnly affirm and declare as under :

1. That I am an Architect by profession and duly registered with council of architecture vide registration no _____, in the Competent authority vide Registration No. _____.
2. That I have been engaged as an Architect for preparing the construction on Plot No. _____ --BlockNo. _____ situated at _____ as per sanctioned building plans.
3. That in case the owner dispenses with my services at any stage whatsoever; I shall inform the Authority within 7 days along with the photograph of the building showing the level/status of the building.
4. In case I (Architect) decide not to continue further with project then i shall inform Authority within 7 days with copy to the owner.

DEPONENT

VERIFICATION:

I, the above named deponent, do hereby verify at Delhi/New Delhi on this _____ day of -- _____201----- which contents of the above affidavit are true and correct to my knowledge and belief and nothing is false therein or has been concealed there from.

DEPONENT

APPENDIX -'A-7(2)' (Chapter 2, Para 2.12.6)

Affidavit -cum- undertaking

By Engineer as per detail, that he has been appointed for project

Affidavit of engineer on Rs. 2/- Non-judicial e- Stamp paper to be attested by Notary Public/Metropolitan Magistrate.

I----- Son of Shri -----occupation engineer, office at -----

_____ do hereby solemnly affirm and declare as under :

1. That I am an engineer by profession duly registered with in the Competent authority vide Registration No. _____.
2. That I have been engaged as an engineer for preparing the construction on Plot No. _____ Block No. _____ situated at _____ as per sanctioned building plans.
3. That in case the owner dispenses with my services at any stage whatsoever; I shall inform the Authority within 7 days.

DEPONENT

VERIFICATION:

I, the above named deponent, do hereby verify at Delhi/New Delhi on this _____ day of -- _____201----- which contents of the above affidavit are true and correct to my knowledge and belief and nothing is false therein or has been concealed there from.

DEPONENT

APPENDIX –‘A-7(3)’ (Chapter 2, Para 2.12.7)

Affidavit –cum- undertaking

By Supervisor as per detail, that he has been appointed for project

Affidavit of supervisor on Rs. 2/- Non-judicial e- Stamp paper to be attested by Notary Public/Metropolitan Magistrate.

I----- Son of Shri -----occupation supervisor office at ----
----- do hereby solemnly affirm and declare as under:

1. That I am Supervisor duly registered with the Competent authority vide Registration No.-----
2. That I have been engaged as Supervisor for construction on Plot No. -----
Block No.----- situated at -----
----- as per sanctioned building plans.
3. That in case the owner dispenses with my services at any stage whatsoever; I shall inform the Authority within 7 days.

DEPONENT

VERIFICATION:

I, the above named deponent, do hereby verify at Delhi/New Delhi on this ----- day of --
-----201----- which contents of the above affidavit are true and correct to my knowledge and belief and nothing is false therein or has been concealed there from.

DEPONENT

APPENDIX ‘A-8’ (Chapter 2, Para 2.12.8)

Undertaking for balance of peripheral charges

(To be submitted by owner)

Non-judicial e-Stamp paper of Rs. 2/- and attested by the Oath Commissioner/Notary Public/Magistrate First Class.

UNDERTAKING

I _____ son of Shri _____ aged _____ years, resident of _____ owner of Plot No. _____ in _____ Co-operative House Building Society Group-IV _____, Delhi hereby undertake to pay the balance of peripheral Charges as and when required by the _____ Authority’s resolution will be final and binding on me.

DEPONENT

VARIFICATION

Verified at Delhi on this _____ day of _____ 201____ that the contents of this affidavit are true to the best of my knowledge and belief and that nothing has been concealed there from.

DEPONENT

APPENDIX – ‘A-9’ (Chapter 2, Para 2.12.9)

(To be submitted by owner)

Indemnity bond for basement

To be submitted on non-judicial e- stamp paper of Rs. 10/- duly attested by the Oath Commissioner/Magistrate First Class.

Indemnity Bond is executed by Shri _____ Son of Shri _____ Residents of _____ hereinafter called the owners of Plot No. _____ in _____ Delhi/New Delhi in favours of Authority its successors or entitled.

Whereas the owners have submitted the plan of basement & whereas the owners have represented to the Authority and if sanction is granted for the construction of the said basement the owners shall indemnify the authority of any loss at the time of digging of foundation of the said basement or in the course of construction of the basement or even thereafter.

And Whereas the said owners have further agreed to indemnify the Authority for any claims put up against the authority either by way of damage, compensation or in any other way in case the authority is required to pay any such amount to any person or the owner or owners of the adjoining properties. The owners hereby agree and undertake to indemnify the Authority to pay the full extent of the amount the authority may require to pay to the extent hereinabove mentioned.

The owner further undertake and agreed to indemnify the authority for any such amount Authority may require to pay either by way compensation or damage or any other amount and further undertake to indemnify the authority of all cost and expenses that the Authority may require to defend such action in any court of law. The owners undertaking that no excavation shall be carried out beyond permissible boundaries of plot. Any damage occurring during or due to excavation made at site to public sewer, water drains shall have to be made good by me.

In consideration of the above matter, undertaking and indemnity given by the said owners the Authority here under in this behalf grant the sanction in the basement to the said owner.

In witness hereof the owners above mentioned put their hands and seal to the said indemnity bond on this _____ day of _____.

Witness:

_____ (1) _____

_____ (2) _____

**(EXECUTANTS)
(OWNER)**

APPENDIX – A -10 (Chapter 2, Para 2.17)

Performa for bulk characterizes for development on specific plot.

(To be submitted by the Owner/Architect for obtaining Planning/Designing information)

Name, Status & Address

Name of the Architect with Address with Registration number with Council of Architecture under the Architect Act, 1972

1. Details of the property/plot
 - Location
 - Boundaries
 - Area in sq. Mt. With dimensions.(Net plot area)
 - Width of the roads
2. Land Use
 - (a) Master Plan
 - (b) Zonal Development Plan
 - (c) Approved Layout Plan (Name of the Colony/Layout Plan.)
3. Title
 - (a) Free Hold
 - (b) Lease-hold
(If lease-hold permission of Lessor for construction under the lease conditions obtained.)
 - (c) Whether under acquisition, if so give details.
4. Proposals
 - (a) Land Use/Use Premises
 - (b) Coverage on each floor with proposed use of the floor space.
 - (c) Basement Area/Use
 - (d) FAR
 - (e) Height
 - (f) No. of floors
 - (g) Envelope Control/Setbacks.
 - (h) Parking norms.

Encl:-

1. Ownership title
2. Permission to construct under the lease. (only for lease hold plots)
3. Site/Location plan
4. Tentative proposals to explain the scheme.

Signature of the Architect
Name
Address

Signature of the Owner
Name
Address

APPENDIX - 'B-1' (Chapter 2, Para 2.20.2)

NAME OF THE AUTHORITY _____

File No. _____ Dated _____

To,

Dear Sir/Madam,

With reference to your application dated _____ for the grant of sanction to erect/re-erect/ add to /alteration in the building to carry out the development specified in the said application relating to plot No _____ Block No _____ Situated in/ at _____. I have to state that the same has been

Sanctioned on ----- by Authority subject to the following conditions and corrections made on the plans:

1. The plans are valid up to _____ day _____ months _____ Year _____
2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising architect engaged on the job will run the risk of having license cancelled and legal action as per Law.
3. Violation of building bye-laws will not be compounded.
4. It will be the duty of the owner of the plot and the architect preparing the plans to ensure that the sanctioned plans are as per prevalent Building Bye-laws. If any infringement of bye-laws remain unnoticed by them, the Authority reserves the right to amend the plans as and when infringement come to the notice and Authority will stand indemnified against any claim on this account.
5. A notice in writing shall be sent to the Authority before commencement of the erection of the building as per bye-laws. Similar notice will be sent to Authority when the building has reached up to plinth level.
6. The party shall not occupy or permit to occupy the building or use or permit to use the building or any part thereof affected by any such work until occupancy certificate is issued by the Authority.
7. Authority will stand indemnified and kept harmless from all proceedings in court and before other authorities of all expenses/losses/claims which the Authority may incur or become liable to pay as a result or in consequences, of the sanction accorded by it to these building plans.
8. The door and window leaves shall be fixed in such a way that they shall not, when open, project on any street.
9. The party will not construct and use building in contravention of plans sanctioned by Authority
10. The building shall not be constructed within minimum distance as specified in Indian Electricity rules from voltage lines running on side of the site.
11. The land left open on consequences of enforcement of the set back rule shall form part of the public street.
12. The sanction will be void-abinitio if auxiliary conditions mentioned above are not complied.

Yours faithfully,

For Competent Authority _____

APPENDIX 'B-2' (Chapter 2, Para2.21)

REFUSAL OF SANCTION

To,

New Delhi.

File No _____ Dated: _____

Sir,

With reference to your application No _____ dated _____ for the grant of sanction for the erection of building/execution of work in House

No. _____ Plot No _____ Block No _____ Scheme _____

Situated at _____ I am directed to inform you that the sanction has been refused on -----
_____ (date) on the following grounds.

- 1
- 2
- 3
- 4
- 5

Yours Faithfully

Name of the Authority _____

APPENDIX 'B-3' (Chapter 2, Para 2.21.2)

REFUSAL OF REVALIDATION

To,

New Delhi.

File No _____ Dated: _____

Sir,

With reference to your application No _____ dated _____ for the grant of sanction for the erection of building/execution of work in House No. _____ Plot No _____ Block No _____ Scheme _____ Situated at _____ I am directed to inform you that the sanction has been revalidated refused on _____ (date) on the following grounds.

1

2

3

Yours Faithfully

Name of the Authority _____

APPENDIX –'C-1' (Chapter 2, Para 2.25.2)

INTIMATION FOR TAKING UP WORK OF THE SITE

To,

New Delhi.

Sir,

I hereby certify that the erection/ re-erection/ demolition or material alteration on /in Plot no. _____ in Block No. _____ situated at _____ Scheme, will be commenced on _____ as per your Permission vide office communication No. _____ dated _____ under the supervision of _____ licensed Architect/Engineer/Supervisor registration No. _____ and in accordance with the sanctioned plans.

Signature of owner _____

Name of owner _____

(In block letters) _____

Address of owner _____

Dated: _____

APPENDIX 'C-2' (Chapter 2, Para 2.25.3)

INTIMATION OF COMPLETION OF WORK UP TO PLINTH LEVEL.

To,

New Delhi.

This is to intimate that the Construction up to plinth/column up to plinth level has been completed in Building No. _____ on/in _____ Plot _____ No. _____ SchemeNo. _____ Road/Street _____ Wa _____ rd _____ in accordance with permission/Letter No. _____ dated _____ under my supervision and in accordance with the sanction.

Yours faithfully,

Signature of Architect/Engineer/Supervisor _____

Name (in Block Letters) _____

Address _____

Dated _____

APPENDIX 'C-3' (Chapter 2, Para 2.26)

INSPECTION REPORT BY THE OFFICE OF THE COMPETENT AUTHORITY.

I _____ working as a _____ with _____ have carried out the inspection of Building No. _____ on/in Plot No. _____ Scheme No. _____ Road/Street _____ Ward _____ in accordance with your permission No. _____ dated _____. The following deviation from the sanctioned plans have been noticed which are against the proviso of Master Plan/Bye-Laws and are of non-compoundable nature.

Description of deviations noticed _____

You are requested to stop further work till such time the above deviations are rectified and construction is brought in conformity to the Sanctioned Plans.

Yours faithfully,

Office No _____

Office Stamp _____

APPENDIX 'D-1' (Chapter 2, Para 2.28.1 c)

STRUCTURAL SAFETY CERTIFICATE

To be given at the time of commencement of the construction

In respect of plot no. _____ block no. _____ situated at _____.

1. It is certified that the sanctioned building plans satisfy requirements as stipulated under BBL no 5.0 of building bye laws and the information based on which safety requirements incorporated are factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from natural hazards based on soil conditions has been duly incorporated in the design of the building and these provisions shall be adhere to during construction.

Signature of the owner with date

Name in Block letters _____

Address: _____

Signature of Structural Engineer with date

Name in Block letters _____

Address: _____

APPENDIX 'D-2' (Chapter 2, Para2.28.1 h))

To,

New Delhi.

Sir,

We hereby certify that the erection/re-erection or material alteration in/at building no. _____ on/in _____ Plot no. _____ Block No. _____ situated at _____ scheme has been supervised by us and has been completed on _____ according to the plans sanctioned, vided office communication no. _____ date _____. The work has been completed to our satisfaction, the workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications.

2. Certificates :

(i) Certified that the building(s) has been constructed according to the sanctioned plan and structural design (one set of structural drawings as executed is enclosed) which incorporate the provisions of structural safety as specified in relevant prevailing IS Codes/Standards/Guidelines.

(ii) Further certified that water harvesting as well as waste water re-cycling systems have been provided as per the sanctioned building plans.

(iii) it is also certified that construction has been one under our supervision and guidance and adheres to the drawings submitted and the records of supervision have been maintained by us.

3. Permission to occupy or use the building may be granted.

4. Any subsequent change from completion drawings will be the responsibility of the owners.

A) Signature of the owner with date

Name in Block letters _____

Address: _____

B) Signature of Structural Engineer with date

Name in Block letters _____

Address: _____

C) Signature of Architect with date

Name in Block letters _____

Address: _____

APPENDIX 'D-3' (Chapter 2, Para2.28.1 i)

To be submitted at the time of application for Occupancy Certificate, by Engineer/Supervisor

To,
The _____

New Delhi
Sir,

I/ We undersigned hereby inform about the drainage works in the premises of Plot
No. _____ Block _____ No. _____
Scheme _____.

The work was sanctioned by the _____ Authority vide letter
No. _____ dated _____.

Signature of the owner _____

Name of the Owner _____

Address: _____

CERTIFICATE

Certified that the sanitary/water supply work has been executed under my supervision and as per building bye-laws/sanctioned plan.

Signature of the Engineer/Supervisor _____

Name _____

Registration No. _____

Address _____

APPENDIX – ‘D-4’ (Chapter 2, Para 2.32, i)

COMPLETION-CUM-OCCUPANCY CERTIFICATE

Authority
File No. _____ Dated : _____
Plan No. _____
Shri/ Miss/Smt. _____

With reference to your notice of completion dated-----I hereby certify that building, as per description below certified plan at Plot No-----Block No ----- Scheme -----whose plans were sanctioned vide No----- has been inspected with reference to building bye-law in respect of the structural safety, fire safety, hygienic and sanitary conditions inside and in the surroundings and is declared fit for occupation and release of regular water and electricity connection. The description of the construction work completed is given as under:

DESCRIPTION OF CONSTRUCTION WORK BLOCK WISE/BUILDING WISE

1. Block/Building No.
2. Details of completed work floor wise.

Yours Faithfully
Name of the Authority _____

APPENDIX – ‘D-5’ (Chapter 2, Para 2.32 ii)

REJECTION OR COMPLIANCE IN RESPECT OF OCCUPANCY CERTIFICATE

File No. _____ Dated: _____
Sh./Smt. _____

Subject: Occupancy Certificate in respect of Plot No _____ Block No. _____ Scheme _____.

Dear Sir / Madam,

- 1) With reference to your letter dated _____
- 2) With reference to your notice of completion dated _____
- 3) In continuation of this office letter of even no. _____ dated on the subject noted above, I am directed to inform you that your case has been examined and occupancy certificate is rejected for the reasons as given below :-

I am directed to request you to comply with the following: -

(a) SUBMISSION OF THE FOLLOWING DOCUMENTS

- (1)
- (2)
- (3)

(b) RECTIFICATION OF THE FOLLOWING DEVIATIONS

- (1)
- (2)
- (3)

(c) The following item can be regularized on payment of compounding fee noted against each

Sl. No	Item	Rate of compounding Fee (in Rs.)	Amount of C. Fee (in Rs.)
1.			
2.			
3.			
4.			

Total Compounding Fee Rs. -----

2. Cheques will not be accepted and the cash payment will be accepted between 10A.M. and 2 P.M. on all working days.
3. You are, therefore requested to do the needful by ----- failing which your request for the issue of Occupancy Certificate will be rejected without any further reference to you and necessary action under the law will be initiated.
4. Please quote your file number while sending the reply of the letters

Yours Faithfully
For Competent Authority

ANNEXURE -1

(Bye laws: 2.7.2 & Bye Law No. 4.25)

TO PROVIDE FACILITATES IN THE PUBLIC BUILDING EXCLUDING DOMESTIC BUILDINGS FOR HANDICAPPED PERSONS

1. Definitions

Ambulant Disabled People: Disabled who are able to walk but who may depend on prostheses (Artificial Limbs) orthoses (Calipers), Sticks, crutches or walking aids.

Non-Ambulant Disabled People: Disabled people with impairments that confine them to wheelchair.

Wheel Chair: Chair used by disabled people for mobility.

(i) Size of small wheel chair: 750 x 1050 mm

(ii) Size of large wheel chair: 800 x 1500 mm

2. Scope

These bye-laws are applicable to public buildings and exclude domestic buildings. Building which shall provide access to ambulant disabled and Non-Ambulant disabled are listed below. Distinction is made for buildings to be designed for the use of large wheel chairs and small wheel chair.

3. Building to be designed for Ambulant Disabled People

Higher Secondary School, Conference Hall, Dance Halls, Youth Centres, Youth Clubs, Sport Centres, Sport Pavilions, Boat Club Houses, Ice Rinks, Bowling Centres, Swimming Pools, Police Stations, Law Courts, Courts Houses, Sport Stadiums, Theaters, Concert Halls, Cinemas, Auditorias, Small Offices (the maximum plinth area 1400 sq.mt) Snack Bars, Cafes and banqueting rooms (for capacity above 50 dinners).

Note:

i) In sport stadiums provisions shall be made for non-ambulant spectators (small wheel chair)

ii) @ 1:1000 up to 10,000 spectators and @ 1:2000 for spectators above 10,000.

iii) In Theaters, Concert Halls, Cinemas and Auditoria provisions shall be made for non-ambulant spectators (Small Wheel Chairs) @ 1/250 up to 1000 spectators and 1/500 for spectators above 1000.

4. Building to be designed for Non-Ambulant Disabled People: Schools for physically handicapped, cremation, buildings as mentioned in 3, Botanical Gardens, Religious Buildings, Old People Clubs, Village Halls, Day Centers, Junior Training Centres, Post Offices, Banks, Dispensaries, Railway Stations, Shops, Super Markets, and Departmental Stores.

Notes: Large wheel chair criteria shall be applicable on ground floors of the following building, post offices,

banks, dispensaries, railway station, shops, supermarkets, and departmental stores.

5. Building to be designed for Non-Ambulant People (using small wheel chairs)

Public lavatories in Tourist Sports, Clubs Motels, Professional and Scientific Institution, Museum, Art Galleries, Public Libraries, Laborites, Universities, Collage for further Education, Teachers Training Colleges, Technical College, Exhibition Halls Dentist Surgeries, Administrative Department of the Hospitals, Service Stations, Car Parking, Buildings Airports Terminals, Bus Terminals, Factories Employing Handicapped for Sedentary Works, Large Offices, (with plinth area abode 1400 sq.mt.), Tax Offices, Passport Offices, Pension Offices, and Labour Offices, Cafes, Banqueting Rooms and Snack Bars (For capacity above 100 dinners).

6. Buildings Requirements:

6.1 The following building requirements are to be provided for building mentioned above.

6.2 Site Planning

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having regular surface without any steps. The parking of vehicles of disabled people two equivalent car spaces (ECS) shall be provided near entrance of 30 m from building entrance.

7. Approach to Plinth Level

- Ramp shall be provided to enter the building, minimum width of ramp shall be 1800 mm with maximum gradient 1:12, length of ramp shall not exceed 9.0 m having 900 mm high hand rail on both sides extending 300 mm on both sides of ramps.

- Minimum gap from the adjacent wall to the handrail shall be 50 mm. Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 X 2000 mm.
- Minimum Clear opening for the entrance door shall be 1000 mm.
- Threshold shall not be raised more than 12 mm.
- For stepped approach size of tread shall not be less than 275 mm and maximum riser shall be 150 mm.

8 Stairways

- Height of the riser shall not be more than 150 mm and width of the tread not less than 275 mm,
- Nosing if provided shall not extend beyond 25 mm.
- Maximum number of risers on a flight shall be limited to 12.

9. Lifts

Whenever lift is required as per bye-laws, provision of at-least one lift shall be made for Non-Ambulant disabled (using small wheel chairs with the following minimum dimensions of lift).

- Clear internal depth 1090 mm
- Clear internal width 1750 mm
- Entrance door width 910 mm
- A handrail not less 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.

10. Toilets

10.1 One special W.C. in a set of toilet shall be provided for the use of disabled.

- No additional provision of W.C. is to be made for disabled.
- Size of the W.C. shall depend on the category of disabled for whom it is has been provided.
- All doors in W.Cs shall open outside.
- The type of W.C. shall be European with seat height as 500 mm.
- Handrails, where provided shall have min 25 mm dia.

10.2 Provision of W.Cs in buildings without lift:

Provision of special W.C. shall be made on all floors for buildings designed for ambulant disabled persons.

For buildings designed for non-ambulant disabled special W.C. shall be provided at Ground Floor. Size of W.C. shall depend on the type of wheel chair used by the disabled.

10.3 Provisions of W.Cs in buildings with lift:

Provision of Special W.C. shall be made on all floors. Size will depend on the category of disabled for whom it has been provided.

10.4 Toilet Details

10.4.1 For Toilets Designed for Ambulant Disabled

- The minimum size of W.C. shall be 1075 x 1650 mm with a minimum depth of 1450 mm from entry door 900 mm.
- Long handrail on the side closer to W.C. with a clear width between the handrails shall be 900 mm and height of handrails shall be 800 mm from floor level.
- Minimum size of the clear door opening shall be 780 mm.

10.4.2 For Toilets Designed for Non-Ambulant Disabled Small Wheel Chair

The minimum size of W.C. shall be 1350 x 1500 mm with a minimum depth of 1500 mm from entry door. 900 mm long handrail on the side closer to W.C. shall be provided. To provide movement space for wheel chair, W.C. seat shall be fixed towards one side to the opposite adjacent wall. The centerline of W.C. from the adjacent wall shall be 400 mm and minimum 950 mm from the other wall. Minimum size of the clear door opening shall be 780 mm.

10.4.3 For Toilets Designed for Non-Ambulant Disabled Using Large Wheel Chair The minimum size of W.C. shall be 1500 X 1750 with a minimum depth of 1750 mm for entry door. 900 mm long handrail on the side wall closer to W.C. shall be provided. To provided movement space for wheel chair, W.C. seat shall be fixed

towards one side of the opposite wall. The centerline of the W.C. from the adjacent wall shall be 400 mm and a minimum of 1100 mm from the other wall. Min. size of clear door opening shall be 860 mm

ANNEXURE – 2

(Bye laws: 2.19)

QUALIFICATION AND COMPETENCE OF PROFESSIONALS

1.1 **Essential requirements:-** Every building/development work for which permission is sought shall be planned, designed and supervised by registered professionals. The registered professionals for carrying out the various activities shall be (a) Architect, (b) Civil Engineer, (c) Structural engineer, (d) Supervisor, (e) Town Planner, (f) Landscape Architect, (g) Urban Designer, and Utility Service Engineer. Requirements of registration for various professionals by the Authority /Local Body and the Body governing such profession constituted under a statute, applicable to practice within the local body's jurisdiction. The competence of such registered personnel to carry out various activities is indicated below:-

1.2 Requirements for registration and competence of professionals :

a) **Architect:** Minimum qualification and experience requirements for architects, for being considered for listing with authorities, as registered architect shall be as follows:

1. The architect must hold a valid registration with the council of Architecture, India, issued as per the provisions of the Architects Act, 1972, and
2. The Architect must have a minimum of two years of experience in practice of Architecture, after having held a valid registration with the Council of Architecture, India.

❖ **Competence:** - The registered architect shall be competent to carry out the work related to the building/development permit as given below:

1. All plans and information connected with building permit except engineering services of multistoried/special buildings.
2. Issuing certificate of supervision and completion pertaining to architectural aspects.
3. Preparation of sub- division plans and related information connected with development permit of area up to 1 hectare for metro- cities and 2 hectare of other places.
4. Issuing certificate of supervision for development of land of area up to 1 hectare for metro-cities and 2 hectares for other places.
5. To supervise the construction based on the sanction Building Plan.

b) **Civil Engineer:** The minimum qualifications for an engineer shall be graduate in civil engineering/architectural engineering of recognized Indian or foreign university, or the Member of Civil Engineering Division/ Architectural engineering or recognized Indian or foreign university, or the Member of Civil Engineering Division/Architectural Engineering Division of the Institution of Engineers (India) or the statutory body governing such profession, as and when established.

❖ **Competence:** The registered engineer shall be competent to carry out the work related to the building/development permit as given below:

1. Supervision of building work as per approved drawings for all buildings.
2. Assist architect/planner for certifications of supervision for all buildings.
3. Structural details & calculations for buildings up to 11 meters in height.
4. Issuing certificate of supervision for development of land of all areas.

c) **Structural Engineer:** The minimum qualifications for a structural engineer shall be graduate in civil engineering of recognized Indian or foreign university, or Corporate Member of Civil Engineering Division of Institution of Engineers (India), and with minimum 3 years' experience in structural engineering practice with designing and field work.

Note: The 3 years' experience shall be relaxed to 2 years in the case of post-graduate degree of recognized Indian or foreign university in the branch of structural engineering. In case of doctorate in structural engineering, the experience required would be one year.

❖ **Competence:** The registered structural engineer shall be competent to prepare the structural details and calculations for all buildings and its supervision as per rules of the Authority.

c) **Supervisor:** The minimum qualifications for a supervisor shall be 3 year full time diploma in civil engineering or architectural assistantship, or the qualification in architecture or engineering

equivalent to the minimum qualification prescribed for recruitment to non-gazetted services by the Government of India plus 5 years' experience in building design, Construction and supervision.

- ❖ **Competence:** The registered supervisor shall be competent to carry out the work related to the building permit as given below:

The supervisor shall be competent to assist Civil Engineers & Architect in supervision of building and development works.

- e) **Town Planner:** The minimum qualification for a town planner shall be the Associate Membership of the Institute of Town Planners or graduate or post-graduate degree in Town and Country Planning.

- ❖ **Competence:** The registered town planner shall be competent to carry out the work related to the development permit as given below:

1. Interpretation of provision of the Delhi Master Plan including the applicability of DCR, Planning permit and matter related to obtaining planning permission.
2. Preparation of plans for land sub-division/layout land related information connected with development permit for all areas.
3. Issuing of certificate of supervision for development of land of all areas.

- f) **Landscape Architect:** The minimum qualification for a landscape architect shall be the bachelor or Master's degree in landscape architecture or equivalent from recognized Indian or foreign university.

- ❖ **Competence:** The registered landscape architect shall be competent to carry out the work related to landscape design for building /development permit for land area 5 hectares and above . In case of metro-cities, this limit of land area shall be 2 hectares and above.

Note: - For smaller areas below the limits indicated above, association of landscape architect may also be considered from the point of view of desired landscape development.

- g) **Urban Designer:** The minimum qualification for an urban designer shall be the master's degree in urban design or equivalent from recognized Indian or foreign university.

- ❖ **Competence:** The registered urban designer shall be competent to carry out the work related to the building permit for urban design for land areas more than 5 hectares and campus area more than 2 hectares. She/he shall also be competent to carry out the work of urban renewal for all areas.

Note: - For smaller areas below the limits indicated above, association of urban designer may be considered from the point of view of desired urban design.

- h) **Engineers for Utility Services:** For buildings, the work of building and plumbing services shall be executed under the planning, design and supervision of competent personnel. The qualification for registered mechanical engineer (including HVAC), electrical engineering and plumbing engineering for carrying out the work of Air-conditioning., Heating and Mechanical Ventilation, Electrical installations, Lifts and Escalators and Water Supply, Drainage, Sanitation and Gas Supply installations respectively shall be as given in Part 8' Building Services'(NBC-2005) and Part 9 'Plumbing Services' (NBC-2005)or as decided by the Authority taking into account practices of the National professional bodies dealing with the specialist engineering services.

- i) Further building covered in building bye laws 2.2.3.1scheme relating to the fire protection measures shall be signed by the **Fire Engineer/Consultant** having following qualification:- Advance diploma in fire engineering from NFSC Nagpur or equivalent/ a pass of graduate ship examination from IFE India or UK/MI (Fire) E, B.E(Fire).

- j) **Eminent professionals:**

1. **Eminent Architect:** Architect (reference 1.2 (a), having minimum 5 years of Professional experience)
2. **Eminent engineer:** Engineer (reference 1.2(c) , having minimum 5 year of experience.
3. **Eminent Town Planner:** Eminent Town planner (reference 1.2 (e), with minimum 5 years of experience and having a background in Architecture (minimum B.Arch.)

ANNEXURE – “3”

(Bye Law No. 2.12.21 & Bye laws 4.26))

1. Conservation of Heritage Sites including Heritage Building, Heritage/ Precincts and Natural Feature Areas.

Conservation of Heritage sites shall include buildings, artifacts, structures, areas and precincts of historic, aesthetic, architectural, cultural or environmentally significant (heritage buildings and heritage precincts), natural feature areas of environmental significance or sites of scenic beauty.

1.1. Applicability: This regulation shall apply to heritage sites which shall include those buildings, artifacts, structures, streets, areas and precincts of historic, architectural, aesthetic, cultural or environmental value (hereinafter referred to as Listed Heritage Buildings/Listed Heritage Precincts) and those natural feature areas of environmental significance or of scenic beauty including but not restricted to, sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths (hereinafter referred to as ‘listed natural feature areas’) which shall be listed in notification(s) to be issued by Government/identified in Master Plan.

1.1.1 Definitions:

- (a) “*Heritage building*” means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and/or preservation for historical and/or environmental and/or architectural and/or artisanary and/or aesthetic and/or cultural and /or environmental and /or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building.
 - (b) “*Heritage precincts*” means and includes any space that require conservation and/or preservation for historical and/or architectural and/or aesthetic and/or cultural and/or environmental and/or ecological purpose. Such space may be enclosed by walls or other boundaries of a particular area or place or building or by an imaginary line drawn around it.
 - (c) “*Conservation*” means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these.
 - (d) “*Preservation*” means and includes maintaining the fabric of a place in its existing state and retarding deterioration.
 - (e) “*Restoration*” means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials.
 - (f) “*Reconstruction*” means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction.
- 1.2 **Responsibility of the Owners of Heritage Buildings:** It shall be the duty of the owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The Government, the Municipal Corporation of Delhi or the Local Bodies and Authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Corporation of Delhi or the other local bodies.
- 1.3 **Restrictions on Development /Re-development / Repairs etc.**
- (i) No development or redevelopment or engineering operation or additions/ alterations, repairs, renovations including painting of the building, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural feature areas shall be allowed except with the prior permission of Commissioner, MCD, Vice Chairman DD/Chairman NDMC. Before granting such permission, the agency concerned shall consult the Heritage Conservation Committee to be appointed by the Government and shall act in accordance with the advice of the Heritage Conservation Committee.
 - (ii) Provided that, before granting any permission for demolition or major alterations / additions to listed buildings (or buildings within listed streets or precincts, or construction at any listed natural features, or alternation of boundaries of any listed natural feature areas, objections and suggestions from the public shall be invited and shall be considered by the Heritage Conservation Committee.

- (iii) Provided that, only in exceptional cases, for reasons to be recorded in writing, the Commissioner, MCD/Vice Chairman DDA /Chairman NDMC may refer the matter back to the Heritage Conservation Committee for reconsideration.

However, the decision of the Heritage Conservation Committee after such reconsideration shall be final and binding.

1.4 **Penalties:** Violation of the regulations shall be punishable under the provisions regarding unauthorized development. In case of proved deliberate neglect of and/ or damage to Heritage Buildings and Heritage precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Commissioner, MCD/Vice Chairman DDA/Chairman NDMC.

It shall be open to the Heritage Conservation Committee to consider a request for re-building/reconstruction of a Heritage Building that was unauthorized demolished or damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built up area in all floors put together in the original Heritage Building in the same form and style in addition to other controls that may be specified.

1.5 **Preparation of List of Heritage Sites including Heritage Buildings, Heritage Precincts and Listed Natural Features Areas:** Preparation of List of Heritage Sites including Heritage Buildings, Heritage Precincts and Listed Natural Features Areas is to be prepared and supplemented by the Commissioner MCD/ Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee. Before being finalized, objections and suggestions of the public are to be invited and considered. The said list to which the regulation applies shall not form part of this regulation for the purpose of Building Bye-laws. The list may be supplemented from time to time by Government on receipt of proposal from the agency concerned or by Government *suo moto* provided that before the list is supplemented, objections and suggestions from the public be invited and duly considered by the Commissioner, MCD/ Vice-Chairman DDA/Chairman NDMC and/or Government and/or Heritage Conservation Committee.

When a building or group of building or natural feature areas are listed it would automatically mean (unless otherwise indicated) that the entire property including its entire compound/plot boundary along with all the subsidiary structures and artifacts, etc. within the compound/plot boundary, etc. shall form part of list.

1.6 **Alteration/Modification/Relaxation in Development Norms:** On the advice of the said Heritage Conservation Committee to be appointed by the Government and for reasons to be recorded in writing, the Commissioner, MCD/ Vice-Chairman DDA/Chairman NDMC shall follow the procedure as per DDA Act, 1957 to alter, modify or relax the Development Control Norms prescribed in the Master Plan of Delhi, or Building Bye-laws of Delhi if required, for the conservation or preservation or retention of historic or aesthetic or cultural or architectural or environmental quality of any heritage site.

1.7 **Heritage Precincts/ Natural Feature Areas:** In case of streets, precincts, areas and, (where deemed necessary by the Heritage Conservation Committee) natural feature areas notified as per the provisions of this Building Bye-Laws No. 23.3 above, development permissions shall be granted in accordance with the special separate regulation prescribed for respective streets, precincts/natural feature areas which shall be framed by the Commissioner, MCD/ Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee.

Before finalizing the special separate regulations for precincts, streets, natural features, areas, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting objections and suggestions from the public. All objection and suggestions received within a period of 30 days from the date of publication in the official gazette shall be considered by the Commissioner, MCD/ Vice-Chairman DDA/Chairman NDMC/Heritage Conservation Committee.

After consideration of the above suggestions and objections, the agency concerned acting on the advice of the Heritage Conservation Committee shall modify (if necessary) the aforesaid draft separate regulations for streets, precincts, areas and natural features and forward the same to Government for notification.

1.8 **Road Widening:** Widening of the existing roads under the Master Plan of Delhi/ Zonal Development Plan or in the Layout Plan shall be carried out considering the existing heritage buildings (even if they are not included in a Heritage Precinct) or which may affect listed natural features areas.

1.9 **Incentive Uses for Heritage Buildings:** In cases of buildings located in non-commercial use Zones included in the Heritage Conservation List, if the owner /owners agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage state with due repairs and the

owner /owners/ lessees give a written undertaking to the effect, the owner/owners/lessees may be allowed with the approval of the Heritage Conservation Committee within permissible use zone to convert part or whole thereof of the non-commercial area within such a heritage building to commercial /office use/hotel. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is spoiled in any manner, the commercial /office /hotel use shall be disallowed.

1.10 Maintaining Skyline and Architectural Harmony: After guidelines are framed, building within heritage precincts or in the vicinity of heritage sites shall maintain the skyline in the precinct and follow the architectural style (without any high-rise or multistoried development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites. The development within the precinct or in the vicinity of heritage sites shall be in accordance with the guidelines framed by the Commissioner, MCD/ Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee or separate regulations/ guidelines: if any, prescribed for respective zones by DDA/NDMC/MCD.

1.11 Restrictive Covenants: Restrictions existing as on date of this Notification imposed under covenants, terms and conditions on the leasehold plots either by Government or by Municipal Corporation of Delhi or by Delhi Development Authority or by New Delhi Municipal Council shall continue to be imposed in addition to Development Control Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation, this Heritage Regulation shall prevail.

1.12: Grading of the Listed Buildings/Listed Precincts: Listed Heritage Buildings/ Listed Heritage Precincts may be graded into three categories. The definition of these and basic guidelines for development, permissions are as follows:-

Listing does not prevent change of ownership or usage. However, change of use of such Listed Heritage Building/Listed Precincts is not permitted without the prior approval of the Heritage Conservation Committee. Use should be in harmony with the said listed heritage site.

Grade I	Grade-II	Grade-III
<p>(A) Definition Heritage Grade-I comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and material usage and/ or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region. All natural sites shall fall within Grade-I.</p> <p>(B) Objective: Heritage Grade-I richly deserves careful preservation.</p> <p>(C) Scope for Changes: No interventions be permitted either on exterior or interior of the heritage building or natural features unless it is necessary in the interest of strengthening and prolonging, the life of the buildings/or precincts or any part or features thereof. For this purpose, absolutely essential and minimum</p>	<p>Heritage Grade-II (A&B) comprises of buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale in Heritage Grade-I. They are local landmarks, which contribute to the image and identify of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.</p> <p>Heritage Grade-II deserves intelligent conservation.</p> <p>(Grade-II (A) Internal changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II</p> <p>Grade-II (B) In addition to the above, extension or additional building in the same plot or compound could in certain circumstances, be allowed</p>	<p>Heritage Grade-III comprises building and precincts of importance for townscape; that evoke architectural, aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of la particular community or region and may also be distinguished by setting, or special character of the façade and uniformity of height, width and scale.</p> <p>Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes)</p> <p>Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes).</p> <p>Internal changes and adaptive re-use may by and large be allowed. Changes an include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.</p> <p>Development permission for the changes would be given on the advice of the Heritage</p>

<p>changes would be allowed and they must be in conformity with the original.</p> <p>(D)Procedure: Development permission for the changes would be given on the advice of the Heritage Conservation Committee.</p> <p>(E) Vistas/ Surrounding Development: All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-I</p>	<p>provided that the extension/additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height and façade.</p> <p>Development permission for the changes would be given on the advice of the Heritage Conservation Committee.</p> <p>All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-II</p>	<p>Conservation Committee.</p> <p>All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-III</p>
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Nothing mentioned above should be deemed to confer a right on the owner /occupier of the plot to demolish or reconstruct or make alterations top his heritage building/buildings in a heritage precinct or on a natural heritage site if in the opinion of the Heritage Conservation Committee, such demolition/reconstruction/alteration is undesirable.

The Heritage Conservation Committee shall have the power to direct, especially in areas designated by them, that the exterior design and height of buildings should have their approval to preserve the beauty of the area.

1.13 Signs and Outdoor Display Structures Including Street Furniture on Heritage Sites: Commissioner, MCD/Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee shall frame regulations or guidelines to regulate signs, outdoor display structures and street furniture on heritage sites.

1.14 Composition of Heritage Conservation Committee:- The Heritage Conservation Committee shall be appointed by the Government comprising of:

- | | | |
|--------|--|----------|
| (i) | Special Secretary/Additional Secretary,
Ministry of Urban Development] | Chairman |
| (ii) | Additional Director General (Architecture), CPWD | Member |
| (iii) | Structural Engineer having experience of ten years
In the field and membership of the Institution of
Engineers, India Architect having 10 years experience
(A) Urban Designer
(B) Conservation Architect | Member |
| (iv) | Environmentalist having in-depth knowledge
and Experience of 10 years of the subject. | Member |
| (v) | Historian having knowledge of the region & having
10 years experience in the field. | Member |
| (vi) | Natural historian having 10 years experience in the field. | Member |
| (vii) | Chief Planner, Town & Country Planning Organization | Member |
| (viii) | Chief Town Planner, MCD | Member |
| (ix) | Commissioner (Plg.), DDA | Member |

(x)	Chief Architect, NDMC	Member
(xi)	Representative of DG, Archeological Survey of India	Member
(xii)	Secretary, DUAC	Member Secretary

(a) The Committee shall have the power to co-opt up to three additional members who may have related experience.

(b) The tenure of the Chairman and Members of other than Government Department/Local Bodies shall be three years.

1.15 The terms of reference of the Committee shall inter alia be:

- (i) To advise the Commissioner, MCD/Vice Chairman DDA/Chairman NDMC whether development permission to be granted under this Building Bye-Laws No. 23.3 and the conditions of permission.
- (ii) to prepare a supplementary list of heritage sites, which include buildings artifacts, structures, streets, areas, precincts of historic aesthetic, architectural, cultural, or environmental significance and a supplementary list of natural feature areas of environmental significance, scenic beauty including but not restricted to sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths etc. to which this Building Bye-law would apply.
- (iii) To advise whether any relaxation, modification, alteration, or variance of any of the Building Bye-laws is called for;
- (iv) To frame special regulations/ guidelines for precincts and if necessary for natural feature areas to advise the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC regarding the same;
- (v) To advise whether to allow commercial / office/hotel use in the (name the areas) and when to terminate the same;
- (vi) To advise the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC in the operation of this Building Bye-law to regulate or eliminate/erection of outside advertisements/ bill boards/street furniture;
- (vii) To recommend to the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC guidelines to be adopted by those private parties or public/ government agencies who sponsor beautification schemes at heritage sites;
- (viii) To prepare special designs and guidelines/ publications for listed buildings, control of height and essential façade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacement keeping the old form intact to the extent possible;
- (ix) To appear guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purposes of this Regulation;
- (x) To advise the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC on any other issues as may be required from time to time during the course of scrutiny of development permissions and in overall interest of heritage/conservation;
- (xi) To appear before the Government either independently or through or on behalf of the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC in cases of Appeals under DDA/MCD/NDMC Act in cases of listed buildings / heritage buildings and listed precincts/ heritage precincts and listed natural feature areas.

1.16 Implications of Listing as Heritage Buildings: The Regulations do not amount to any blanket prevention of demolition or of changes to Heritage Buildings. The only requirement is to obtain clearance from Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC and Heritage Conservation Committee from heritage point of view.

1.17 Ownership not affected: Sale and purchase of Heritage Buildings does not require any permission from Municipal Corporation of Delhi / Delhi Development Authority/ New Delhi Municipal Council or Heritage Conservation Committee. The Regulations do not affect the ownership or usage. However, such usage should be in harmony with the said listed precincts/buildings. Care will be taken to ensure that the development permission relating to these buildings is given with 60 days.

ANNEXURE – 4

(Bye laws: 2.34.1)

COMPOUNDING AND PENAL ACTION

1.1 Non-Compoundable Items:

(i) Authority/Local Body(s) shall be empowered after levying penalty to compound deviations from limits of coverage FAR to the extent of 5% of the permissible coverage and FAR, subject to maximum of 13.5 sqm. in building(s) / premises at the time of considering the completion / occupancy certificate.

(ii) Increase in covered area beyond the permissible limit as mentioned above, may also affect the prescribed setbacks and the size/area of the internal courtyard of the plot. The compounding fee for these infringements will be as follows:

If minimum mandatory setbacks are affected, then in addition, this setbacks infringements shall be charges at the following rates :

i) 0.15 mt.(6") @ Rs.500/- per sqm.(Rs.46.5 per sq.ft.)

ii) Beyond 0.15 mt. upto 0.30 mt. @ Rs.1000/- per sqm. (Beyond 6" to 1 feet). Beyond 0.30 mt (1 feet will not be compounded)

iii) Internal courtyard. The excess coverage of any projection such as chhajjas, shades cupboards etc., should not reduce the minimum required size and area of the internal courtyard beyond 30%. Beyond 30% the following penalties is to be charges:

a) Extension of building lines within the internal courtyard affected Rs. 500/- per sqm. of the size of the internal courtyard. Reduced area of the minimum requirements of the courtyard for light and ventilation, infringement.

1.2 Construction without sanction of the plan

i) Deviation in terms of covered area:-

If a building or part thereof has been constructed unauthorized i.e. without obtaining the requisite building permit from the authority, the same shall be compounded at the following rates, provided the building or part thereof so constructed otherwise confirms to the provisions contained in the Building Bye-Laws and Master/Zonal Plan Regulations. For this owner shall have to submit the request for building permit in the prescribed procedure.

Rate:

- For residential buildings up to 500 sqm. Plot size Rs. 25/- per sqm. of the covered area constructed unauthorized

- Residential buildings above 500 sqm. Plot size. Rs.100/- per sqm. of the covered area constructed unauthorized.

Items which are exempted from the calculations of the coverage and FAR e.g.; cup-boards, canopy, basement and loft, watchmen cabins etc. But constructed unauthorized i.e. without obtaining prior permission from authority, but within the permissible limits shall also be compounded/regularized at the rate prescribed above.

ii) Deviations of Building Bye-Laws other than specified in (A) (Non compoundable).

Deviations up to the maximum, extent of 10% from the maximum/minimum prescribed shall be compounded at the following rates:

a) In case of deviations of areas of various components of the buildings, the rate of penalty will be at the rate of Rs.10/- per 1% of the deviation.

b) For deviations in terms of height the penalty shall be at the rate of Rs. 10/- per 1% of the deviation for every 10 sqm. Or part thereof of the affected area;

c) Deviations from the prescribed limit of width; length, penalty shall be @ 10 per 1% of the deviation for every 10 sqm. Or part thereof of the affected area.

Note:

1. Notwithstanding the provision above no penalty shall be levied for the first 3% of deviation but in case the deviation limit exceeds 3% penalty shall be levied at the above rates for the total deviation up to 10%.

2. The penalties at the above rate as given above at ii(a), (b) & (c) shall be charged for each deviation and for every component of the building separately.

- In case of increase in size of canopy in front open space from the prescribed limits or bye-laws, the same shall be charged at the rate of Rs.20/- per sqm.
- In case of increase in size of canopy in front from the prescribed limits or bye-laws, the same shall be charged at the rate of Rs.20/- per sqm.

- End walls up to 0.9 mt. in width in terrace type construction constructed purely as an architectural feature Rs.10/- each.
- Enclosing of front balcony by Jali Wall which is being used as a part of staircase - Rs. 250/- sqm.
 - i) An open urinal having wall upto 1.7 mtrs. Height: No penalty.
 - ii) Water storage tank over open urinal with walls up to 1.70 mts height: No Penalty if sanctioned. If not sanctioned - Rs. 50/- each.
- Projection on public land- not permitted.

1.3 Various deviations in the constructed building which can be considered for regularization/compounding are listed below:

1.3.1 Residential Building Item: If no landing provided after 12 steps then the Rs. 100/- per step. Remaining steps in that building will be compounded.

1.4 Group Housing : In case of group housing the Authority/Local Body(s) shall be empowered, after levying penalty to compound deviations to the extent of 5% FAR beyond permissible FAR at the time of considering the completion/occupancy certificate.(Chapter 17, Clause 3, under sanction of plan3(12), MPD- 2021)

1.5 Rs. 100/- per sq.mt of the covered area constructed unauthorized: Residential building above 500 sq.mt plot size (Group housing & Guest Houses, Industrial building, Storage buildings(underground and above ground) and Hazardous buildings.

Rs. 500/- per sq.mt of covered area constructed unauthorized: commercial & business Building (offices, hotel, shop etc.), Cinema & theatre buildings & Petrol pumps (filling/service stations).

ANNEXUREP – “5”

(Bye laws: 5.3.2)

Number and Type of Lifts Required for Different Occupancies and Space for Electrical Installations:

1. The number and type of lifts required depending on the capacity of lift, desired speed nature of operation are as given in table below:

Table: Number and types of lifts for non-residential Multistoried Building

S. No.	No. of floors	Capacity of lifts in person	No. of persons that can be carried by a lift								
			Speed m/s	In 6 min		In 30 min.		In 50 min.		In 60 min.	
				Manually Operated	Automatic	Manually Operated	Automatic	Manually Operated	Automatic	Manually Operated	Automatic
1	2	3	4	5	6	7	8	9	10	11	12
1	7	6	0.6-0.75	17	-	102	-	170	-	204	-
2	7	8	0.6-0.75	22	-	132	-	220	-	-	-
3	7	10	0.6-0.75	26	-	156	-	260	-	312	-
4	7	10	1.0	30	-	180	-	300	-	360	-
5	7	13	1.0	37	-	122	-	370	-	444	-
6	11	6	0.6-0.75	11	-	70	-	115	-	140	-
7	11	8	0.6-0.75	15	-	90	-	150	-	180	-
8	11	10	0.6-0.75	18	-	108	-	180	-	216	-
9	11	13	0.6-0.75	22	-	132	-	220	-	264	-
10	11	10	1.0	21	-	126	-	210	-	252	-
11	11	10	1.5	24	-	144	-	240	-	288	-
12	11	13	1.5	28	-	156	-	260	-	312	-
13	11	13	1.5	32	-	180	-	300	-	-	-
14	16	10	1.0	17	-	100	126	170	210	-	252
15	16	13	1.5	20	24	120	145	200	240	248	290
16	16	13	1.5	23	30	138	180	230	300	-	360
17	16	16	1.5	25	33	150	198	250	330	300	356
18	21	10	1.5	18	32	108	132	180	220	214	264
19	21	13	1.5	21	26	126	156	210	250	250	312
20	21	14	1.5	23	28	138	168	230	280	-	-

Note-1:

- a) For all non-residential buildings, the traffic cleared in 50 minutes is considered adequate and is approved by Authority. As such for calculation the number of lifts required, the rate of the clearance of traffic in column 9 and 10 and the population may be taken into consideration.
- b) In addition to total number of lifts required as above, provision of one lift of the same capacity may be considered to serve as stand-by.

Note-2: The population may be worked out on the basis of useful carpet area which the person occupies (excluding area of Verandah, Lobbies, Halls, Passages, Lavatory blocks, etc.)

Note-3: The population on ground and first floor may not be taken into consideration since these floors are not generally served by lifts.

Note-4

- 0.75 meter per sec. Equivalent to 150 ft. per Min.
- 1.00 meter per sec. Equivalent to 200 ft. per Min.
- 1.5 meter per sec. Equivalent to 300 ft. per Min.

Note-5 The height of buildings for lift installation i.e. the travel on the lift presumed in the above statements is as below:

- 7 floors 21.0 mt.
- 11 floors 33.0 mt.
- 16 floors 48.0 mt.

21 floors 64.0 mt.

Table: Number and types of lifts for Residential Building

S. No.	No. of floors	No	Passenger unit capacity Persons	Speed in m/s	Landing Gate Type	Central System	Service Lift No.	Capacity Persons	Type of Gate	Central System
1	5 to 8	2	6	0.0 to 0.5	*	Automatic push button operation both from car and landing	-	-	-	-
2	9 to 11	2	8	0.6 to 1	*	--Do--	1	8	--	Push button car handle switch control
3	11 to 13	2	8	0.6 to 0.74	*	--Do--and without collection system	1	8	-	--do--
		1	6			Power operated doors				
4	13 to 19	2	8	1	-	--do--	1	8	--	--do--
		2	8	1		power operated doors				

* For buildings more than 15 mt. in height collapsible gates shall not be permitted.

The dimensions and relevant information for lift installations like lift well, pit depth, machine room, clearance from top floor landing to machine room flooring is given in table below:

Dimensions and required information for Lift Installation in Building.

Carrying capacity of lift (person) number	Load(kg)	Lift speed	Dimension of lift well front depth(in cm.)		(Cm)	Lead ing pit entrance(cm)	Dimension of machine room			Clearan ce from top floor landing to machin e room floorin g cm	Imposed load in tones on top of lift well due to installation.it may be noted that figures do not include weight of the machine from floor and well etc.
			4	5			8	9	10		
4	272	Up to & including 1 m/s	175	115	70	140	230	275	245	450	6.5
6	408	Do	195	135	80	140	230	335	275	450	7.0
8	544	Up to & including 1 m/s	200	170	80	150	245	395	275	450	8.5
10	680	Up to & including 1.5 m/s	225	170	90	150	245	395	305	475	10.5
13	884	--do--	235	188	90	150	245	425	335	470	13.0
16	1088	--do--	235	205	105	150	245	520	335	480	15.0
20	1360	--do--	235	255	105	150	245	520	335	480	15.0

Note: i) All lift well dimensions are minimum clear finished plumb requirements.

ii) Where more than one lift is located in the lift well, extra width of 10 cm. Separator beam should be provided.

iii) 1 m/s = 200 ft./min.

iv) The height of landing entrance should be 210 cm. (about 7 ft.) for all lifts.

ANNEXURE – “6”

(Bye laws: 5.3.3)

1 Space for Electrical Installations

The spaces required for different electrical installations are given at 1.1 to 1.3

1.1 **Electric Sub-station** – The norms given in 1.1.1 and 1.1.2 shall be adopted for provision of space for sub-station.

1.1.1 Area Requirements for Sub-Station for buildings

S.No	Total covered area(in sq.m)	Transformer capacity(in KVA)	S/Stn. Size required(in sq.mt)
1	2500	1 X 400	70
2	4500	1 X 630	70
3	8000	2 X 630	100
4	10,000	2 X 630	130
5	15,000	4 X 630	160
6	20,000	5 X 630	175
7	25,000	6 X 630	200
8	30,000	7 X 630	220

Note:

1. For additional 1000 sq.mt. Covered area, a load of 90 KVA will come up with 150 KVA TR. Capacity at 60 % loading.
2. For additional of one transformer as per covered area, a space of additional 16 sq.mt. is to be provided.
3. In case of any deviation in space size due to unavoidable circumstance, the same may be considered with the approval of Electricity Board.
4. The floor of the sub-station shall have cable trenches of 0.6 mt. depth, the layout for which will be given at the time of actual construction. For this purpose, a dummy floor of 0.6 mt. depth shall be provided to facilitate cutting/digging of floor for installation of equipment's and making subsequent changes in trenches. This floor shall be capable to withstand minimum load of 10 tones of each transformer mounted on flour wheels. The break-up spaces required for different installations in a sub-station are given as below:
 - a) Supply company's Switchgear room and or space of meters.
 - b) **Transformer Rooms:** The number and size of transformer rooms shall be ascertained from the total power requirements of the company. To determine the size of transformer and clearance around a transformer, reference may be made to good practice (I.S.1887-1967 code of practice for installation and maintenance of Transformer). A 500 KVA transformer may be provided with a minimum space of 4 mt. X 4 mt. If transformer is to be installed outdoor space shall be provided on similar considerations and adequate provision for safety enclosure is to be made. For transformer having large oil content (more than 2000 lt.) soak pits are to be provided in accordance with rule 64 of Indian Electricity Rules, 1956.
 - c) **High Voltage Switch Rooms** – In case of sub-station having one transformer, the owner is required to provide only one high voltage switch. In the case of single point supply for two transformers, the number of switches required is 3 and for 'n' transformers the number of switches is n+1. The floor area required in case of a single switch will be roughly 4 mt. X 1mt. and for every additional switch the length should be increased by 1mt.
 - d) **Low Voltage Switch Rooms** – The floor area requirement in respect of low voltage switchgear room cannot be determined by any formula.
 - e) **Room for Stand-by-Generator** – A room space not less than 6 mt. X 9 mt. may be provided for housing a standby Generator set of 50 KW.

1.1.1 A: Location of electric sub-station in basement of multi-storeyed buildings:

The electric sub-station should be provided in the approved/sanctioned covered area of the buildings not below the first basement level and should be on the periphery of the building with clear independent round the clock approach having proper ramp with slope.

1.1.2. Other Requirements for Sub-station

- a) The sub-station will preferably be located on the ground level failing which it can be in the basement floor in no case at higher level.
- b) The entire space will be provided at one floor in continuation.
- c) The minimum width of the sub-station space shall not be less than 6 mt.
- d) The areas given above in respect of the different categories of rooms hold good if they are provided with windows and independent access doors.
- e) All the rooms should be provided with partition up to the Ceilings and shall have proper ventilation. Special care should be taken to ventilate the transformer rooms and where necessary, louvers at lower levels and exhaust fans at higher level shall be provided at suitable locations.
- f) In order to prevent storm water entering the transformer and switch rooms through the soak pits, the floor level of the sub-station shall be at least 15 cm above the highest flood water level that may be anticipated in the locality.

1.2 Cable Trenches Shafts Etc.

1.2.1 Suitable number of vertical shafts, rising mains, distribution boxes, etc. shall also be provided as per the requirements at suitable location. Cable trenches with suitable handy covers for entry of the cables up to the substation onwards up to the street adjoining other building shall also be provided as per the requirements. These vertical shafts, rising mains, distribution boxes, cable trenches, etc. shall be so constructed as to be accessible only to authorized personnel. The rising mains and other installations in the vertical shafts, tap off boxes distribution boxes etc. required at each floor shall be provided, installed and maintained by the owner at their own cost.

Adequate enclosed space shall also be provided at each floor for installation of equipment's for distribution on respective floors such as distribution boxes, cut-out, and meter boxes and main switches.

1.2.2 **Location of Switch Room:** In large installations other than where a sub-station is provided, a separate switch room shall be provided. This shall be located as closely possible to the electrical load center and suitable ducts shall be laid with minimum number of bends from the point of entry of the supply to the position of the main switchgear. The switch room shall also be placed in such a position that rising ducts may readily be provided there from to the upper floors of the building in one straight vertical run. In larger building, more than one rising duct and horizontal ducts may also be required for running cables from the switch room to the foot of each rising main. Such cable ducts shall be reserved for the electrical services only, which may, however, include medium and low voltage installations, such as call bell systems. Telephone installation should be suitably segregated.

1.2.3 **Location and Requirement of Distribution Panels:** The electrical gear distribution panels and other apparatus, which are required on such floor may conveniently be mounted adjacent to the rising mains, and adequate space should be provided at each floor for this purpose.

1.2.4 **Location and Requirement of PBX/PABX Room:** Information regarding provision and location of PBX/PABX room, telephone outlets and riser shall be ascertained from the relevant Authority. Adequate space should be provided for installation of Sub-Distribution Board.

1.3. General

1.3.1 The maintenance of the built up space for electric sub-station, distribution equipment, Vertical shafts and enclosure at each floor shall be done by the owner. The standby arrangement for electricity supply up to and including the sub-station equipment and distribution pillars at the sub-station shall be provided compulsorily.

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