

**UPDATED DEVELOPMENT CONTROL NORMS OF MPD-2021
(AS PART OF REVIEW EXERCISE)**

Based on the modifications carried out in MPD-2021 (as part of review exercise) updated development control norms (major highlights) for various use premises & permissible use zone are given in following table. **For detailed and exact modification, to the MPD 2021 the specific notifications shall have to be referred:-**

Development control norms and use activity in Residential plots (Residential/as per mixed use regulation)

S. No.	Use Premise	Min. Plot Size	Permissible FAR	Ground Coverage (%)	Height	ECS	ROW (mtrs)	Ref: Notifications
1.	Residential Plot	Below 32 to 50 sq.mts	350	90	15 mtr.	-	Not prescribed	Master Plan- 2021 notified on 07.02.2007
		Above 50 to 100 sq.mts	350	90				
		Above 100 to 250 sq.mts	300	75				
		Above 250 to 750 sq.mts	225	75		2 for plot size 250-300		
		Above 750 to 1000 sq.mts	150	50		1 for every 100 sq. mtr. Built up area in plots exceeding 300 sq.mts.		
		Above 1000 to 1500 sq.mts	120	40				
		Above 1500 to 2250 sq.mts	120	40				
		Above 2250 to 3000 sq.mts	120	40				
		Above 3000 to 3750 sq.mts	120	40				
		Above 3750 sq.mts	120	40				

2.	Residential - Group Housing	3000 sq.mts	200	33.3	NR	2	18m (13.5m ROW for redevelopment areas and 9m Row for Slum Rehabilitation/ Special Area 7.5 m for Villages/ Extended Lal Dora).	Modification in the definition Added vide S.O. 2894 (E) dated 23.09.2013.
		1670 sq.mts for slum/ JJ rehabilitation		40*				
		1670 sq.mts for Redevelopment Area/ Rehabilitation Area/ Special Area/ Village (Lal Dora/ Firni/ Extended Lal Dora)						
3.	Cluster Court Housing	3000 sq.mts	175		15.0 m	2	12m.	-
4.	Foreign Mission		75	25	15 m.	2	-	“(with max. 25% of FAR for residential component)” Deleted vide S.O. 225(E) dated 02.02.2012
5.	Hostel/ Guest House/ Lodging & Boarding House/ Dharamshala	500 sq.mts	120	30	15m.	2	-	3-5 Modified vide S.O. 2895(E) dated 23.09.2013, size of shop 20 sq.mt. each deleted.
6.	Night Shelter	1000 sq.mts	120	30	26m.	-	-	-
7.		0.4 ha	20		12m.	-	7.5m.	

	Low Density Residential Plot		20 to 30 with charges					New premise added vide S.O. 1199(E) dated 10.05.2013.
8.	Studio apartment	2000 sq.mts	200	33.3	NR	2	-	New premise added vide S.O. 2895(E) dated 23.09.2013.

* NR Not restricted subject to clearance from AAI/ fire deptt. and other statutory bodies.

Development control norms and use activity in Commercial plots

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
I.	Commercial Centres								
	a. Convenience Shopping Centre	1000 sq.mts	40	100 150*	15	2	-	MPD 2021 07.02.2007 * S.O. 1215 dated 13.05.2013	Retail Shopping, Local level service activities. Repair, Office, Bank, ATM, Informal Trade, Restaurant.
	b. Local Shopping Centre/ Local Level Commercial area.	3000 sq.mts						In case of redevelopment of existing CSC/ LSC.	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic and Poly Clinic, Repair/ Services, Bank, ATM, Guest Home, Informal Trade, Coaching Centres/ Training Institutes, Restaurant.
II.	Service Market	6 ha. 0.2 ha.	40	100	15	2	-	MPD 2021 07.02.2007	Service and repair activities as specified in industries chapter. Retail and Limited Wholesale for low turnover activities, like Auto workshops,

										Fruit and vegetable, General Merchandise, Hardware and Building materials, Gas Godowns.
III.	Organized Bazaar	Informal 5 ha. 0.1 ha.	40	40	8	-	-	MPD 2021 07.02.2007	Informal Shops, Weekly markets, Organized eating places, Handicraft bazaar, used books/ furniture/ building material, Cycle & Rickshaw repair, Kabari, etc.	
IV.	Community Centre/ Non-hierarchical Commercial Centre	40 ha.	25	125	NR*	3	-		Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Service Appts. Restaurants, halls, Guest House, Nursing Home, Dispensary, Clinical Lab. Clinic and Poly Clinic, Coaching Centres/ Training Institutes, Police Post, Post Office, Petrol Pump/ CNG Station, Repair/ Services, Bank, ATM, Informal	

										Trade, Multi level parking.
V.	District Centre/ Sub-Central Business District/ Sub-City Level Commercial areas.	40 ha.	25	150	NR*	3	-	MPD 2021 07.02.2007	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema Cineplex, Hotels, Restaurants, Banquet Halls, Socio- Cultural activities/ Recreational Club, Service Apptts, Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump/ CNG Stn. Bus Terminal, Repair, Services, Bank, ATM, Guest House, Nursing Home, Informal Trade.	

VI. Metropolitan City Centre/ Central Business District									
i.	Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	-	25	150	NR*	3	-	MPD 2021 07.02.2007	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural activities/ Recreational Club, Service Appts, Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump/ CNG Station, Bus Terminal, Informal Trade.
ii.	Commercial Complex at Fire Brigade Lane and Janpath Lane.	-	25	150	NR*	3	-		-

VII.	Hotel									
	I.	Hotel plots in Community Centres/ Non Hierarchal Commercial Centres, District Centres/ Sub City Level Commercial area.	-	40	• 325 ❖ 375	NR*	3	• For plot located on road below 30m ROW ❖ Plot 30 mts. & above	S.O. 678 (E) dated 04.03.2014.	Hotel, Banquet/ Conferencing facilities, Restaurant, Swimming Pool, Health Club, Food Court, Discotheque. Commercial offices, retail & service shops to be restricted to 20% of floor area.
	II.	Metropolitan City Centres/ central Business District (except in LBZ, Civil lines, Bungalow area)	-							
	III.	Hotel cum Commercial Plot	-							
VIII.	Service Apartments	-	30	225	NR*	2	-	Added vide S.O. 2895 (E) dated 23.09.2013.	I. [Guest suite, Conference facilities, Office II. Retail/ Service shops, Dining and supporting facilities, as per	

									the requirement] to be restricted up to 20% of floor area.
IX.	Any other Commercial Centre								
	1. (Including Commercial component along with Railway/ MRTS Stations/ ISBT)	-	25	100	NR*	3	-	MPD 2021 07.02.2007	
	2. Asaf Ali Road (the area shown as commercial strip in Delhi Gate- Ajmeri Gate scheme)	-	80	200	20	3	-		
X.	Motels								
	with sanctioned plans as on 07.02.2007 or whose proposal of Motel has been acceded to, including all such proposal of motels which were in process of examination or matter challenged in the court of law or having approval in files from	1.0 ha	40* 50 (in case height restriction from Airport Authority)	175	NR*	3	On Inter State roads, Highways/ National Highways	Added vide S.O.2555 (E) dated 26.10.2012 Modified vide S.O. 2759 (E) dated 13.09.2013 and S.O.	Activities as per Hotel.

	DDA or MCD or not acceded to due to enforcement of MPD-2021 on 07.02.2007 are also eligible for sanction) which are in Commercial Areas or Proposed facility Corridor in Zonal Development Plans and other use Zones).							2799 (E) dated 16.09.2013	
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Development control norms and use activity for Education Facilities

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
1.	Play School, Coaching Centre, Computer-Training Institute, physical Education Centre etc.	-	N.A	N.A	N.A	1.33	-	MPD- 2021 07.02.2007	-
2.	Nursery School	-	33.33	100	15m	1.33	-		Creche & Day care Centre, Watch & Ward Residence (upto 20 sqm).
3.	Primary school	0.2- 0.4 ha	30	120	18m	1.33	-		Nursery School, Primary School, Watch & Ward Residence (Upto 20 sqm). Books & Stationery Shop (Upto 20 sqm.), Soft Drink & Snack Stall
4.	Sr. Secondary School ¹ [/ Secondary School]	0.6- 0.8 ha	35	150	18m	1.33	-		Nursery School, Sr. Secondary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop, Uniform Shop (Upto 20 sqm each) Soft Drink & Snack Stall, Canteen, Bank

									Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
5.	School for Mentally/differently abled persons	0.2 ha	50	120	18m	1.33	-	MPD- 2021 07.02.2007	School, Ward & Watch Residence (Upto 20 sqm), workshop, sale counter, hostel facility (15% of permissible built up area), Books & Stationery Shop (Upto 20 sqm), Canteen, Bank Extension Counter, Post Office Counter facility, Indoor Games Hall, Upto 20% of max. FAR can be utilized for residential use of essential staff and student accommodation, office, professional activity, rehabilitation centre.
6.	Vocational Training Centre (ITI/Polytechnic / Vocational/ Training Institute/	0.4 ha	35	225*	37m	1.33	-	* S.O. No.2895 dt- 23.09.2013	Vocational Training Institute, Watch & Ward Residence (upto 20 sqm.), Hostel (only in case

	Management Institute/ Teacher Training Institutes etc.) / Research and Development centre.								of Government Centres), Books & Stationery Shop (Upto 20 sqm.), Canteen, Library, Chemist Shop (Upto 20 sqm), Bank Extension Counter, Auditorium, Post Office Extension Counter Facility.
7.	General College In case of Old College plot subdivision shall be collage building 45% Play field area 45% Residential including Hostel 10%	As per requirement	35	225*	37m	1.33	-	* S.O. No.2895 dt-23.09.2013	College, Residential Flat (For maintenance staff), Hostel, Retail Shops of area 20 sqm each (confectionery, grocery and general merchandise, books & stationery, chemist, barber, launderer, vegetable), Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Playground, Post Office Counter facility.
8.	Professional College (Technical)	As per requirement	35	225*	37m	1.33	-	* S.O. No.2895 dt-23.09.2013	College, Residential Flat (For maintenance staff), Hostel, Retail Shops

									of area 20 sqm each (confectionery, grocery and general merchandise, books & stationery, chemist, barber, launderer, vegetable), Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Playground, Post Office Counter facility.
9.	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)	20 ha	30	225	37m	1.33	-	* S.O. No.2895 dt-23.09.2013	Educational Institution, Colleges, Residential Flat (for maintenance staff), Institutional Hostel, Retail Shops of area 20 sqm each (confectionery, grocery and general merchandise, books & stationery, chemist, barber, launderer,
	b) Residential (25% of total land area)		1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.					* S.O. No.2895 dt-23.09.2013	
	c) Sports and Cultural activities (15%)		10	15	26				

	d) Parks and Landscape (15%)		N.A				vegetable), Residential, Library, Bank Extn. Counter, Auditorium, Post Office Extn. Counter Facility, Canteen, Indoor Games Hall.
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Development control norms and use activity for Health Facilities

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
1.	*Hospital / Tertiary Health Care Centre	0.2 ha. to 4.5 ha. Depends on population	40	250	N.R	2	Less than 24m	S.O 2893(E) dated 23.09.2013	Hospital, Staff accommodation, patient attendant accommodation, Institutional Hostel, Medical College, [(only on plot size 2.5 ha. to 4.5 ha., approximately),] Parking, Retail Shop. (canteen, confectionery, grocery & general merchandise, books and stationery, chemist, barber, launderer, vegetable), Bank extension counter.
			Excluding 5% additional Ground Coverage for multi level parking	300	N.R	2	24m up to 30m		
				375	N.R	2	30m and above		

- a) * Hospital (category of hospital shall be governed by number of beds, which shall be regulated with respect to maximum permissible FAR and area per bed is 80 sqm.)

Size of hospital plot will be restricted up to 1.5 ha. in residential area, with preference to plot having three side open and having minimum 18m ROW on one side. Total floor area of the hospital shall be governed as per the total number of beds allowed in it.]

2.	Other Health Facilities									
a.	1000-2000 sqm	30	150	26m	2	-	MPD- 2021 07.02.2007	Nursing Home, Watch & Ward Residence (Upto 20 sqm), Chemist Shop (Upto 20 sqm), Soft Drink & Snack Stall.		
i. Maternity Home ii. Nursing Home/ Polyclinic										
iii. Dispensary	800-1200 sqm	30	150	26m	2	-			Dispensary, Watch & Ward Residence (Upto 20 sqm), Chemist Shop (Upto 20 sqm), Soft Drink & Snack Stall.	
b.	500-800 sqm	30	150	26m	2	-	MPD- 2021 07.02.2007	Health Facility Watch & Ward Residence (Upto 20 sqm), Chemist Shop (Upto 20 sqm), Soft Drink & Snack Stall.		
i. Family Welfare Centre ii. Paediatric Centre iii. Geriatric Centre iv. Diagnostic Centre										
a. Veterinary Hospital for pet animals and birds	2000 sqm (Subject to availability of land)	30	150	26m	1.33	-			MPD- 2021 07.02.2007	Hospital with Surgeon's lab, office, operation theater, examination room, X-ray rooms, wards, reception, store, kitchen, etc; staff

									accommodation, Watch & Ward Residence (Upto 20 sqm), Chemist Shop (Upto 20 sqm), Diagnostic Centre.
	b. Dispensary for pet animals and birds	300 sqm	35	100	26m	1.33			Surgeon's lab, office, Operation Theater, examination room, wards, reception, store, kitchen, etc
4.	a. Medical College	(Subject to availability of land)	As per norms of Medical Council of India/Regulatory Body				-		
	b. Nursing and Paramedic Institute	2000 sqm	30	150	26m	2			
	c. Veterinary Institute	(Subject to availability of land)	As per the Veterinary Council of India/Ministry norms						College, Residential Flat (For maintenance staff), Institutional Hostel, Retail Shops of area 20 sqm each (confectionery, grocery and general merchandise, books & stationery, chemist, barber, launderer, vegetable),

						Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Play Ground, Post Office Counter Facility, Facilities for Indoor & Outdoor Treatment for Pets, Animals & Birds.
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Development control norms and use activity for Communication Facilities

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
A.	POST , TELEGRAPH & TELEPHONE								
I.	Head Post Office with Administrative office & with / without delivery office	2500 sqm	30	120	26m	1.33		MPD- 2021 07.02.2007	Head post office, general post office, watch and ward residence (upto 20 sq.mt), canteen
II.	a) Telephone Exchange	2500 sqm	30	120	26m				Telephone Exchange/RSU, Logistics, Watch & Ward Residence (upto 20 sqm.) canteen.
III.	b) RSU (Remote Subscriber Units)	300 sqm	30	100	15m				Telephone Exchange/RSU, Logistics, Watch & Ward Residence (upto 20 sqm.) canteen.

Development control norms and use activity for Security (Police) Facilities

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
1.	Police Post	1000 sqm	35	150	15m	2.0	-	MPD-2021 07.02.2007	Police Post, essential staff housing.
2.	Police Station	0.75 ha. to 1.0 ha	30	200	26m		-		Police Station, essential staff housing, canteen, bank extension counter, ³ [Night Shelter]
3.	District Office and Battalion	1.0 ha	30	120	26m		-		District Police Office and Civil Defense & Home Guard residential flat (For maintenance staff) Hostel Play Ground, canteen, bank extension counter.
4.	Police Lines	2.0 ha	Land Distribution		-	-			Police line and related facilities.
	Administration		20						
	Residential		30						
	Sports & Facilities		10						
	Open Spaces		40						

5.	District Jail	5.0 ha	30	120	26m	-	-	MPD-2021 07.02.2007	Jail and related facilities.
6.	Police Training Institute / College*	5.0 ha	30	120	26m	-	-		Training institute/college, residential flat (for maintenance staff), hostel, retail shops of area 20 sqm each, confectionery, grocery, merchandise, books and stationary, chemist, barber, laundry, vegetable, canteen, bank extension counter, auditorium, indoor, outdoor games, swimming pool, playground, post office counter facility.
7.	Police Firing Range	Upto 10.0 ha	12.5	25	9m	-	-		Police firing range (Temporary Structure only).
8.	Police camp including Central Police Organization /Security Forces*	Upto 10.0 ha	12.5	25	9m	-	-		-
9.	Traffic and police control room	(as per the requirement of major road junction)max. area 25 sqm.							Temporary traffic and police control room.

Development control norms and use activity for Safety/ Fire Facilities

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
1.	Fire Post	2000 sqm	30	120	26m	1.33	-	07.02.2007	Fire post with residential flat for staff.
2.	Fire Station	1.0 ha	30	120	26m				Fire station, residential flat, service workshop.
3.	Disaster Management Centre	1.0 Ha Along with suitable open area (2.0 ha.)	30 (on building area only)	120	26m				Disaster management training centre, hospital ⁴ [tertiary health care centre], open grounds for practice and relief camps, communication centre, hostels, staff residences, fire station, watch and ward residence (upto 20 sq m) etc.
4.	Fire Training Institute / College	3.0 ha	30	120	26m				Fire training centre, hostels, staff residences, open practice grounds, fire station, watch and ward residence (upto 20 sqm) etc.

Development control norms and use activity for Socio- Cultural Facilities

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
1.	a) Multipurpose Community Hall	2000 sqm	30	120	26m	3	-	MPD- 2021 07.02.2007	Community Hall, Watch & Ward Residence (upto 20 sqm.) Soft Drink and Snack Stall and library etc.
	b) Banquet Hall	800-2000 sqm	30	120	26m	3	-		Hall for public gatherings, marriages, cooking facilities and other logistics.
2.	a) Community Recreational Club	2000 sqm	30	120	26m	2	-		-
	b) Recreational Club	5000 sqm	30	120	26m	2	-		Recreational club, watch & ward residence (upto 20 sqm.) Residential flat (for maintenance staff), swimming pool, indoor and outdoor games facilities club.
3.	Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc.	1000 sqm	35	120	26m	2	-		Music, dance and drama training centre, watch and ward residence (up to 20 sq m.), canteen, auditorium

4.	Exhibition –cum- Fair Ground	40 ha	20	20	-	Subject to statutory clearanc es.	-	MPD- 2021 07.02.2007	Fair Ground, Residential Flat (for maintenance staff) Exhibition Centre (Temporary in nature) Restaurant, Soft Drink & snack Stall, Police Post, Fire Post, bank Extension counter facility, Post Office counter facility
5.	Science Centre	-	30	120	26m	2	-		-
6.	International Convention centre	* As per requirement	30	120	NR	2	-		International Convention Centre, watch and ward residence (up to 20 sq mt), residential flat (for maintenance staff), restaurant, bank, post and telegraph office, library, exhibition centre.

* NR Not restricted subject to approval of AAI/ fire station of other statutory bodies.

Development control norms and use activity for other Community Facilities

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
1.	⁵ [Old Age Home / Care Centre for differently abled persons] / Mentally challenged/ Working women /men hostel / Adult Education Centre / Orphanage / Children's Centre/ Night Shelter.	1000 sqm (subject to availability of land)	30	120	26m	1.8	-	07.02.2007	Care home with residential facility, residence (for management and maintenance staff), primary school, recreational, library, health, gym, canteen, dining facility.
2.	Religious								
	a) At neighborhood level	400 sqm	35	70	15m (including Shikhara)	-	-	07.02.2007	Temple, Mosque, Church, Gurdwara, Synagogue, Ashram, Bathing Ghat, Gaushala, Dargah, Charitable Dispensary, Library.
	b) At sub city level in urban extension*	4 ha	25	50	26m	-	-		
3.	Anganwari a) At Housing area / cluster level	200-300 sqm	30	60	15m	-	-	07.02.2007	Kitchen, Toilet & Hall.
4.	Service Apartment	-	30	225	*NR	2	-		i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining

										Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).]
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* NR Not restricted subject to the approval of AAI/ fire deptt. and other statutory bodies.

Development control norms and use activity for Industrial Plots Facilities

S. No.	Use Premise	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
1.	Industrial Plot							
	50 sqm. and below	100	200	8	2	-	MPD- 2021 07.02.2007	Industrial units: unit retail 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 50 sqm whichever is less for watch & ward and supervision, incidental storage related to the industrial activity, commercial activity (footnote vi), hospitals (footnote vii), banquet halls etc (footnote xi), group housing (footnote xii), with permissible FAR and Development controls as per Annexed chart.
	51 sqm. to 400sqm.	60	180	15	2	-		
	401 sqm. and above	50	150	15	2	-		
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 20 sqm whichever is less, storage related to the manufacturing activity, commercial activity (footnote vi), hospitals (footnote vii), banquet halls etc (footnote xi), group housing (footnote xii), with permissible FAR and Development controls as per Annexed chart.

- vi.** [Industrial units/ plots abutting roads of 24m 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- confirming/ 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 conditions (a) the number of beds to be accommodated on a plot shall be worked out { @ 80 sqm } 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 confirming/ regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.]

- XII.** In existing Industrial Units/ plot with an area of 3000 sq. mts or above abutting road of 24 mtr. 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 working space up to 15% of Permissible FAR shall also be allowed. Sub- division of larger Industrial plot or amalgamation of smaller Industrial plot 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 provision shall not affect any Court Orders.]

* Use Activities allowed on Industrial plots as per MPD 2021

	Use Activity	min plot size SQM		ROW (mtrs)	Permissible FAR	Ground Cov. (%)	Height	Parking /ECS	Ref: Notifications
1.	Community Centre (Commercial)/ its use	4000		24	225	30	NR	3	S.O 1215(E), dtd. 13/05/2013, s. no. 13 table 7.3 note (vi)
2.	Hospital (upto 100 beds) (inclgd. Nursing Homes and Health centres)	2000-15000	a)	less than 24	250	40% (max)	NR	2	S.O. 2893 (E), dtd. 23/09/2013/ and S.O 1215(E), dtd. 13/05/2013, s. no. 14 table 7.3 note (vii)
			b)	24-30	300				
			c)	30 and above	375				
3.	Hotel		a)	below 30	325	40	NR	3	S.O. 678 (E), dtd. 04/03/2014 and S.O 1215(E), dt.13/05/2013, s. no. 13 table 7.3 note (vi)
			b)	30 and above	375				
4.	Hostel/ Old Age Home	1000 (max)							
5.	Night shelter	1000			120	30	26 m	2	S.O. 2895 (E), dtd. 23/09/2013
6.	Group Housing	3000		24	300	33.3	NR	2	S.O 1215(E), dtd. 13/05/2013, s. no. 15 table 7.3 note (xii)
7.	Service Apartment			12	225	30	NR	3	S.O 2895(E), dtd. 23/09/2013, s. no. 39. Chapter 17; sub-clause 8, s. no. (vii)
8.	Banquet Hall	800-2000		None	180	30	26	2	S.O 1215(E), dtd. 13/05/2013, s. no. 15 table 7.3 note (ix)
9.	Flatted group Industry	400 (min)		None	225	30	NR	2	S.O. 683 (E), dtd. 01/04/2011
10.	Recreational Club	5000		None	150	25	26	2	S.O 1215(E), dtd. 13/05/2013, s. no. 15 table 7.3 note (ix)

Development control norms and use activity for Wholesale Trade Facilities

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
1.	Integrated Freight Complex/ Wholesale Market	-	30	80	No restriction subject to (i)	3	-	MPD-2021 07.02.2007	Wholesale shop, Godown and storage, Commercial office (restricted to 25% the total floor area)

Development control norms and use activity for Transportation Facilities

S. No.	Use Premise	Plot Area	Ground Coverage (%)	Permissible FAR	Height	ECS	ROW (mtrs)	Ref: Notifications	Activities Permissible
1.	* Airport	-	Not Applicable					MPD- 2021 07.02.2007	All facilities related to Airport/Aviation Passengers as decided by Airport authority of India including watch & ward
2.	* Rail Terminal/ Integrated Passenger Terminal Metropolitan Passenger Terminal	70% plot under operation	-	100 on plot area meant for building area	-	-	-		All facilities related to Railway, Passengers, operations, goods handling, passengers change over facilities, including watch & ward, Hotel, Night Shelter.
		30% plot under building		(Out of this 15% of FAR for passenger accommodation)					
3.	Rail Circulation	-	Not Applicable						All facilities related to Railway Tracks, operational areas including watch & ward.
4.	* Bus Terminal / Bus Depot	50% plot under operation	-	100 on plot area meant for building area	-	-	-	MPD- 2021 07.02.2007	All facilities related to Bus & Passengers, parking including watch & ward, Soft Drink & Snack Stall, Administrative Office,
		50% plot under building		(Out of this 25% of FAR for passenger)					

				accommodati on)					Other Offices, ⁶ [Night Shelter] and Hotel.
5.	ISBT	-	25	100	-	2	-		All facilities related to Bus & Passengers, parking including watch & ward, Bus Terminal, Soft Drink & Snack Stall, Administrative Office, hotel ⁷ [, Night Shelter].
6.	Metro Yards	80% plot under operation	-	100 on plot area meant for building area (Out of this 15% of FAR for passenger accommodati on)	-	-	-		Idle parking of coaches, washing and cleaning facilities, maintenance related facilities, watch & ward and staff related facilities.