

## **17.0 DEVELOPMENT CODE**



### **INTRODUCTION**

The purpose of the code is to promote quality of built environment by organising the most appropriate development of land in accordance with the development policies and land use proposals contained in the Plan.

It is a systematic code to ascertain the use activity (use) at two levels:

- i) Conversion of Use Zone into Use Premises (layout); and
- ii) Permission of Use Activities on Use Premises. The code differentiates between the Use Zone and Use Premises.

### **ENFORCEMENT OF THE CODE**

To regulate development in the National Capital Territory of Delhi within the framework of the land use plan, the following shall be observed:

#### **CLAUSE 1.0 TITLES AND EXTENT**

- 1(1) This code may be called the Development Code.
- 1(2) It covers the National Capital Territory of Delhi.

#### **CLAUSE 2.0 DEFINITIONS**

In this code unless the context otherwise require:

- 2(1) Land use Plan means the plan indicating Use Zones as defined in Clause 2(5).
- 2(2) Zonal Development Plan means a plan for one of the zones (divisions) of the

National Capital Territory of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces, circulation system, etc.

2(3) Local Area Plan means the plan of a Ward / Sub Zone to be prepared by the concerned local body.

2(4) Layout Plan means a Sub-Division 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.

Layout Plan will indicate the location of all proposed and existing roads with their widths, dimensions of plots along with building lines and setbacks, location of drains, public facilities and services and electric lines etc, statement indicating the total area of the site, area under roads, open spaces for parks, playground, recreational spaces and other public places, as required by specific sections of the development code.

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.

2(6) Use Zone means an area for any one of the Specified Use Category of the urban functions as provided for in Clause 4.0.

2(7) Use Premises means one of the many sub divisions of a Use Zone, designated in an approved layout plan, for a specific Use. Land use of a premise has to be determined on the basis of an approved layout plan / sub division plan which shall be consistent with the land ownership / lease and the approval of building plans.

2(8) Special Area means an area with special characteristics designated as such in the Plan for development / redevelopment.

2(9) Commercial Centres include a Metropolitan City Centre, District Centre, Community Centre, Local Shopping Centre, Convenience Shopping Centre and Non-Hierarchical Commercial Centres.

### **CLAUSE 3.0 ESTABLISHMENT OF USE ZONES AND USE PREMISES**

3(1) The National Capital Territory of Delhi is divided into 10 land use categories as mentioned in clause 4.0

3(2) Each land Use category is assigned number of use zones, which shall be further subdivided into required number of Use Premises with or without conditions in Layout Plans.

3(3) Each use premises shall be permitted to have specific uses/ use activities out of the prescribed uses/ use activities with or without conditions.

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 3000 sqm. and above.

#### SANCTION OF PLANS

3(9) Layout plans / Site Plans and Building plans shall be approved by the Local Bodies and Authority in their areas of jurisdiction.

3(10) 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. In Co-operative Group Housing and other Group Housing schemes 5% FAR beyond permissible FAR of 167 be allowed instead of 13.5 sqm. This would not apply to buildings where architectural controls are stipulated like District Centres, Community Centres, etc.

3(11) Wherever required, the Technical Committee of the DDA shall formulate policy guidelines for the sanctioning of layout plans, comprehensive schemes, re-development schemes, urban renewal schemes and multi-storeyed buildings in all land use categories. The Technical Committee shall be empowered to call for the plans from the development organisations / Government and the Local Bodies and would give directions / recommendations wherever necessary.

#### CLAUSE 4.0 USE ZONES DESIGNATED

There shall be 10 Land Use categories namely: Residential, Commercial, Industry, Ridge / Regional Park, Recreational, Transportation, Utility, Government, Public and Semi-Public facilities and Agriculture and Water Body. They are further subdivided into use Zones as follows:

##### RESIDENTIAL

- RD Residential area
- RF Foreign Mission

##### COMMERCIAL

- C1 Retail Shopping, General Business and Commerce, District Centre, Community Centre, Non Hierarchical Commercial Centre.
- C2 Wholesale, Warehousing, Cold Storage and Oil Depot
- C3 Hotels

##### INDUSTRY

- M1 Manufacturing, Service and Repair Industry.

##### RIDGE / REGIONAL PARK

- R1 Ridge / Regional Park

## RECREATIONAL

- P1 City Park, District Park, Community Park.
- P2 Historical Monuments

## TRANSPORTATION

- T1 Airport
- T2 Terminal / Depot – Rail / MRTS / Bus/ Truck
- T3 Circulation – Rail / MRTS / Road

## UTILITY

- U1 Water (Treatment Plant etc.),
- U2 Sewerage (Treatment Plant etc.),
- U3 Electricity (Power House, Sub-Station etc.)
- U4 Solid Waste (Sanitary landfill etc.)
- U5 Drain

## GOVERNMENT

- G1 President Estate and Parliament House
- G2 Government Office / Courts
- G3 Government Land (use undetermined)

## PUBLIC AND SEMI PUBLIC FACILITIES

- PS1 Hospital, Education and Research University / University centre, College, Social - Cultural, Socio Cultural Complex/ Centre, Police/ Police Headquarter/ Police Lines, Fire Stations / Disaster Management Centres, Religious, Burial Ground / Cremation.
- PS2 Transmission Site/ Centre
- PS3 Sports Facilities/ Complex / Stadium/ Sports Centre.

## GREEN BELT AND WATER BODY

- A1 Plant Nursery
- A2 Green Belt
- A3 River and Water body

## Mixed Use Zone

A use zone in the Land Use Plan could be indicated as consisting of more than one use zones: in such a case the use premises/ use activities permitted in both the use zone shall be applicable

### CLAUSE 5.0 USE PREMISES DESIGNATED

The use premises and Uses/Use Activities with similar nomenclature are given with the controls of specific premises in the respective chapters.

### CLAUSE 6.0 LOCATION AND BOUNDARIES FOR USE ZONES

- 6(1) Any one of the use zones may be located at one or more than one places as shown on the Land Use Plan.
- 6(2) The boundaries of various pockets of use zones are defined in land Use Plan by features like roads, railway tracks, drains etc.

### CLAUSE 7.0 LOCATION AND BOUNDARIES OF USE PREMISES

- 7(1) The location and boundaries of each use premises shall be taken be as given in the layout plan with reference to important bench mark like road, drain or other physical features.
- 7(2) Any change in the location boundaries and predominant use of use premises due to any reason whatsoever and duly approved shall be incorporated in layout plan.

**CLAUSE 8.0 SUB DIVISION OF USE ZONES, PERMISSION OF USE PREMISES IN USE ZONES AND CONTROL OF BUILDINGS**

**8(1) SUB-DIVISION OF USE ZONES INTO USE PREMISES**

The objective of these regulations is to guide the preparation of layout plans for residential and industrial use zones. These regulations include norms for provision of facilities and circulation system. The service plans corresponding to these layout plans for provision of physical infrastructure like water

supply, sewerage drainage, etc., shall conform to municipal byelaws.

The use zone other than residential and industrial shall have integrated plans governed by respective building control regulations.

Explanation: Integrated plan differs from customary layout plan as in the former the regulations are for the total plot and subdivisions are done for the development purpose. The norms for sub-division of residential and manufacturing use zone into use premises are given in respective chapters.

**SUB / CLAUSE 8 (2) PERMISSION OF USE PREMISES IN USE ZONES**

**(As part of approval of layout plan or as a case of special permission from the Authority)**

**Permission of selected Use Premises in use Zones RD, C<sub>1</sub>, C<sub>2</sub>, M, PS**

S.No.	Use Premises	Use Zones				
		RD	C <sub>1</sub>	C <sub>2</sub>	M	PS
<b>RD</b>	<b>RESIDENTIAL</b>					
i	Residential plot – Plotted Housing	P	NP	NP	NP	NP
ii	Residential plot – Group Housing	P	P	NP	NP	P
iii	Residence - cum - Work Plot	P	NP	NP	NP	NP
iv	Foreign mission	P	P	NP	NP	NP
v	Hostel / Old age home	P	P	NP	P	P
vi	Guest House, Boarding and Lodging House	P	P	P	NP	P
vii	Dharamshala and its equivalent	P	P	NP	NP	P
viii	Community Hall / Barat Ghar	P	P	NP	NP	P
ix	Night Shelter	P	P	P	P	P
x	Banquet Hall	P	P	P	P*	P*
xi	Community / Recreational Hall, Library, Reading Room, Society Office, Crèche and Day Care Centre.	P	P	P	P	P
<b>C</b>	<b>COMMERCIAL</b>					
i	Local Level / Convenience shopping/ Local shopping centre	P	P	P	P	P
ii	Cinema / Multiplexes	NP	P	P	P*	NP
iii	Service markets / Informal Bazaars	P	P	P	P	NP
iv	Wholesale Trade	NP	P	P	NP	NP
v	Storage, godown and warehousing, cold storage & Ice factory, gas godown,	NP	NP	P	P	NP
<b>R</b>	<b>RECREATIONAL</b>					
	Recreational (Park, Play grounds, Swimming Pool) / Sports Complex/	P	P	P	P	P

	Stadium/ Amusement parks/ Recreational Clubs etc.					
<b>M</b>	<b>INDUSTRY</b>					
i	Industrial plot, flatted group industry	NP	NP	NP	P	NP
ii	Service centre & Service industry	NP	P	P	P	NP
<b>T</b>	<b>TRANSPORTATION</b>					
	Circulation (Road network with street furniture, Bus terminal, MRTS stations, Parking etc.	P	P	P	P	P
	Bus depot & Workshop	NP	NP	NP	P	NP
<b>G</b>	<b>GOVERNMENT</b>					
i	Local / Government maintenance Offices	P	P	P	P	P
ii	Offices of utility services providing agencies, Public Undertaking offices	P*	P	P	P	P
<b>PS</b>	<b>PUBLIC AND SEMI PUBLIC FACILITIES</b>					
i	Hospital (upto 100 beds)	P	P	NP	NP	P
ii	Primary Health Centre / Family Welfare Centre / Maternity Home / dispensary etc.	P	P	NP	P	P
iii	Nursing Home / poly clinic / clinic / clinical laboratory etc.	P*	P	NP	P*	P
v	Dispensary for pet and animals	P	P	P	P	P
vi	Primary school / Middle school	P	NP	NP	NP	P
vii	Sr. Secondary School	P	NP	NP	NP	P
viii	School for Mentally / Physically Challenged	P	NP	NP	NP	P
ix	Technical Training centre (ITI / Polytechnic/ Vocational/ training institute/ Management institute/ Teacher training institute, etc.)	P	P	NP	NP	P
x	Facilities - Bus terminal, taxi stand, milk / vegetable booths, religious premises, vending booth, petrol / CNG filling pump, recreational club, police post, police station, fire station, post office, & telegraph office and telephone exchange.	P	P	P	P	P

P: Permitted NP: Not Permitted

P\*: Permitted only in Commercial Centres

Note:

- i) Park, Parking, Circulation and Public Utilities are permitted in all use zones
- ii) Limited remunerative uses may be permitted for making environmental upgradation of social upliftment projects such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA.
- iii) Hotel is permitted in commercial use zone and commercial centres in industrial use zone and in other use zone where already existing and building plans are approved by the competent authority. The maximum ground coverage and FAR in such cases shall be as per

the sanctioned building plans but in no case exceeds the permissible coverage and FAR of that use zone. This is further subject to the provision of parking as per norms.

- iv) Notwithstanding the landuse provisions of Master Plan / Zonal Development Plan, Metro Stations along with property development (composite) upto a maximum area of 3.0 Ha., shall be permitted in all use zones, except Recreational and Ridge / Regional park use zone.
- v) The permission of use premise in the following use zones shall be governed by the specific function of the use zone.  
C3- Hotel, P3- Historical Monuments, T1- Airport, T2- Terminal / Depot – Rail / MRTS / Bus/ Truck, T3- Circulation – Rail / MRTS / Road, U1-Water, U2-Sewerage, U3- Electricity, U4-Solid Waste, U5-Drain, G1-president Estate & Parliament House, G3- Government Land (Use Undetermined), PS1 -Cremation and Burial Ground, Religious, A2- Green Belt and A3-River & Water Body.
- vi) Villages within Lal Dora located in any use zone is residential.

### **8 (3) CONTROLS FOR BUILDING(s) WITHIN USE PREMISES**

The objective of these regulations is to provide controls for building(s) within use premises excluding the internal arrangement which is covered and controlled by building bye-laws.

area respectively for the largest size of plot in the lower category.

#### **General Notes**

1. The premises for which building regulations have not been given shall be formulated by the Authority on the basis of actual requirements and other relevant factors.
2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR.
3. If the building is constructed with stilt area of non habitable height (2.4 mts) 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

#### **Minimum Setbacks**

The provision of minimum setbacks for different sizes of plots for all categories of use shall be as per the following table unless otherwise prescribed.

**Table 17.1: Minimum Setbacks**

S.No.	Plot size (in sq.m)	Minimum Setbacks			
		Front (m)	Rear (m)	Side (m) (1)	Side (m) (2)
1	Upto 60	0	0	0	0
2	Above 60 & upto 150	3	1.5 (avg.)	-	-
3	Above 150 & upto 300	4	2 (avg.)	-	-
4	Above 300 upto 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

Note:

- 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 subject 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 authority could relax setbacks in special circumstances.

## **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 2000 sqm., 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 space standards shall be as given in table 17.3.



**Table 17.3: Space standards for Car Parking**

S.no	Type of Parking	Area in sqm. 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

iii) (a) In the use premises, parking on the above standards shall be provided within the plot (where the provision exists).

(b) Basement(s) up to the setback line maximum equivalent to parking and services requirement, such as installation of electrical and fire fighting equipments, and other services required for 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.

The storage, if provided in the basement, shall be counted in permissible FAR except in the case of residential plot-plotted housing and cluster court housing.

- (c) The basement(s) beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and
- (d) Basement(s) shall be designed to take full load of the fire tender, wherever required and subject to adequate safety measures.
- (e) Parking area, if misused, is liable to be municipalized / taken over by the Local Body / Authority.