

**HAND BOOK ON
DEVELOPMENT CONTROLS
FOR RESIDENTIAL DEVELOPMENT**

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1. Preface

The Development Control Norms plays an important role in guiding and facilitating the physical Development of Delhi. As a part of DDA's ongoing efforts to provide efficient and pleasant service to the public to facilitate property development, it has produced the series of Hand Books on Development Control Norms to inform and guide the public on the procedures in submitting development applications/Building Permits.

2. Purpose of this hand book

The Delhi Development Authority is National Capital's Planning Authority. Its task is to plan and facilitate Development of Delhi and ensure that land resources are put to optimal use. Through this role, DDA aims to transform Delhi into a modern city to live, work and play.

DDA strives to facilitate developments by streamlining policies and making its guide lines and standard as transparent as possible. This hand book explains various development such as building setbacks, ground coverage, FAR, density, height etc.

The Development Control Norms will be applied by the DDA while processing development applications and building permits.

The guide lines/principles and illustration found in the hand book are not exhaustive in covering all possible conditions. Therefore, it is advised to also consult Master Plan for Delhi-2021 document, concerned Zonal Development Plan and Unified Plan bye-laws-2016.

Part-1

1.0 Over-view:

1.1 Residential developments in Delhi are broadly classified in the following manner:-

a) Residential Plot:

These are residential plots of various sizes either allotted or auctioned by DDA/Govt. Agencies. Residential plots are also carved out by Coop. House Building Societies for members in 60s and 70s.

b) Plot sizes and Dwelling Units:

Plot sizes in Delhi varies from lowest category of below 32 Sqm. to highest category of above 3750Sqm. The number of DUs varies as per the plot size Minimum 3 Dwelling Units for a plot below 32 Sqm. and 21 DUs for plot above 3750Sqm.

1.2 Residential Group Housing:

Multi-storey Group Housing is developed by DDA and also by Coop Group Housing Societies. Most of these Group Housing Cooperative Societies are located in Dwarka, Rohini and Patparganj complex. DDA Housing is located all over Delhi and caters to the all income groups. Minimum plot size required for Group Housing project is 3000 Sq. mts. Floor Area Ratio of (FAR) of 200 is permissible. Upper limit of density be taken as 200 Dwelling Units DUs/ha. (900 pph).Min. 15 % of the proposed FAR to be constructed for Community-Service Personnel/EWS and lower category. This 15% of proposed FAR for Community-Service Personnel/EWS and lower category housing would be over and above 200 permissible FAR and density.

A) Residential Plot-Plotted Housing

Plotted Housing in Delhi is mostly developed on Bungalow pattern/style. It is either row housing type for plots up to 250 sq.m. or bungalow type for plots more than 250 sq.m. with setback all around the building. Setback means the distance of a structure or other feature from the property line or other feature(Refer Figure- 1). Detail schedule of setbacks is given in a table Clause 4.4.3 CONTROL FOR BUILDING/BUILDINGS WITIN RESIDENTIAL PREMISES. (Terms and conditions no x.)

Details of Ground Coverage, permissible on the plot and total Floor Area Ratio (FAR)* permitted on the plot is given below. Total floor area divided by ground coverage decides max. no of building stories.

* **Floor Area Ratio (FAR):** The quotient obtained by dividing the total covered area (plinth area) on all floors multiplied by 100 & divided by the area of the plot.

Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:

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

The detailed controls for Plotted Building/ Buildings with Residential Premise is guided by Para 4.4.3 Control for Building/ Buildings within Residential Premises.

B) Residential Plot – Group Housing

Multi-storey Group Housing is developed by DDA and also by Co-operative Group Housing Societies where land is allotted by DDA.

Minimum size of plot	3000 sq.m.
Maximum Ground Coverage	33.3%
Maximum FAR	200
Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
Parking	2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm. for EWS/Service Personnel housing

The detailed controls for Plotted Building/ Building with Residential Premise is provided in Para 4.4.3 Control for Building/ Building with Residential Premise, Sub-clause (B) of MPD-2021. Please visit DDA website for details

http://dda.org.in/tendernotices_docs/aug15/MPD-2021_Chapters%201-19_%20JULY%202015_190815.pdf

C) Low Density Residential Area

Low Density Residential Area (LDRA) plots were also known as 'Farm Houses' earlier. Later on renamed as 'Low Density Residential Area (LDRA)' having an area of min. 4000 Sq.Mt or 0.4 ha or approx. 1 acres. These LDRA are area specific & permitted in revenue villages falling within Urban Extension area of MPD 2021, as per list given in annexure 4.0(I) and annexure 4.0(II) in Chapter 4.0 Shelter of MPD 2021.(Please refer annexure A of this report)

Following are development control norms -

- Minimum Plot Area = 0.4 ha
- 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
- Max. Height = 12 meter
- Min width of continuous road in front = 6 meter*
- Min. green area = 50%
- No. of main dwelling units permitted =
 - Two Dwelling Units on LDRA plot of one acre (0.4 ha) maybe permitted with FAR of 20 and for additional 10 FAR i.e. from 20 to 30 one additional Dwelling Unit is allowed subject to payment of requisite charges as approved and notified by the Government of India.
 - EWS unit of 60 sqm per acre in addition to permitted FAR.

The detailed controls for Plotted Building/ Building with Residential Premise is provided in Para 4.4.3 Control for Building/ Building with Residential Premise, Sub-clause (G) of MPD-2021.

D) Studio Apartments

Minimum size of plot	2000 sq.m.
Maximum Ground Coverage	33.3%
Maximum FAR	200
Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
Parking	2.0 ECS/100 sqm built up area

Other controls for studio apartment:

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

Studio Apartment is a premise in which residential accommodating in the form of multipurpose rooms is provided for individual/family. Use and activities permitted includes i) Suits and ii) Caretakers office, Retail Shops, Dining and supporting facilities, as per requirement to be restricted up to 10% of floor area.

PART II

Building Permit Procedure for Ease to do Business.

Delhi Development Authority has notified Unified Building Bye Laws. Efforts have been made for making the Bye Laws users friendly, apart from various thrust areas. **Building Bye Laws are available at DDA web site**

http://dda.org.in/tendernotices_docs/march15/UBBL%202016%20Notified230316.pdf

Following new chapter has been added-

- *Procedure and Documentation for ‘SaraI’ Scheme for Small Residential Plots.*
- *Procedure and Documentation for Sanction and Completion of Building Plans.*
- *Provisions for High Rise Development.*
- *Provisions for Structural Safety, Natural Disaster, Fire and Building Services.*
- *Provisions for Green Buildings.*
- *Provisions for Universal Design for Differently Abled, Elderly and Children.*
- *“SWACCH DELHI”-Provisions for Public Washroom Complexes.*
- *Provisions for Public Art.*

1. Streamlining of Building Plan approvals and Environment Clearances

In order to attract investments into the country, efforts are being made to improve ‘Ease of Doing Business’. In this direction, the limit of Built-up Area (BUA) for Foreign Direct Investment (FDI) has been reduced from 50,000 sqm to 20,000 sqm. The local bodies have been directed to get the entire building approval process made online so that the building plan applications are submitted online, building fees and other charges are deposited online, and after due scrutiny, the approvals are conveyed online. Further, certain external bodies like Delhi Urban Art Commission (DUAC), National Monuments Authority (NMA), Airports Authority of India (AAI), Delhi Fire Services (DFS), Delhi Metro Rail Corporation (DMRC), Heritage Conservation Committee (HCC), etc. grant No Objection Certificate (NOC)/ approvals on the proposed building plans to the local bodies. Such external bodies have been directed to prepare online NOC system which is compatible and integrated with that of the local bodies and the desired information is sent to the concerned external bodies and their comments/ NOC/ approval are received online so that there is no need for building proponents to pursue matter with local bodies or external agencies. The specific requirements of the external bodies are to be added in the Common Application Form (CAF) of the local body so that building proponent has to file all information at one go only. The objective is to make the whole process simplified and streamlined to ensure ease in getting the approvals for building permit within stipulated time.

(Please refer Unified Building Byelaws 2016, Chapter 3)

2. Procedure and Documentation for “Saral” scheme for small residential plots.

- This chapter of Building Bye Laws is applicable to all small residential plots up to 105 sq.m in size forming a part of approved layout/ special areas/ unauthorized regularized colony/ village abadis/ lal dora & extended lal dora resettlement colonies and slum & JJ cluster/ Ministry of Rehabilitation Colonies, excluding those within LBZ.
- **Note:** *In case of corner plots, a maximum relaxation of 10% of the plot area shall be permitted.*
- All plot owners desirous of making any additions/alterations/new construction on such plots have to follow the procedure mentioned hereunder :
 - a. The plot owner has to give an UNDERTAKING for INTIMATION OF CONSTRUCTION START as given at Saral Form 1 at the end of this chapter.
 - b. After submitting this UNDERTAKING at the office of the authority/ concerned local body of appropriate jurisdiction, along with enclosures and building permit fee, the plot owner can start the construction immediately.
 - c. Construction design shall be as per General Building Requirements given in Chapter 7 of Building Bye Laws and as per Development Control Regulations as per **Annexure VI** of Building Bye Laws document. **See 7.1(Building Bye Laws are available at DDA web site**
http://dda.org.in/tendernotices_docs/march15/UBBL%202016%20Notified230316.pdf)
 - d. The building shall be designed by an Architect/ Engineer*.
Note: *For qualification and competency of Architect/ Engineer* refer Annexure I.*
 - e. The construction has to be completed within a period of *five* years. If the construction is not completed within *five* years, the Revalidation fee has to be paid once again to revalidate.
 - f. The applicant/ Owner will indemnify the concerned authority/ concerned local body from structural safety and any other damages caused by constructions/ erecting of the building,
 - g. On completion of construction, the owner has to intimate the authority/ concerned local body having appropriate jurisdiction that the construction is complete in an INTIMATION OF COMPLETION OF CONSTRUCTION format as given at Saral Form 2 at the end of this chapter, along with drawings/ plans duly signed by an Architect/ Engineer*. Thereafter applicant/ Owner can start occupancy of the building/ floor/ portion of the building.
 - h. Inspection/ Scrutiny shall not be carried out at the time of submission.
 - i. Rain water harvesting is required as per policy.
 - j. In case of plot affected by mandatory road widening the site inspection shall be carried out by the building section.

3. Procedure and Documentation for Sanction and Completion of Building Plans.

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 / concerned local body 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 white paper or any other type. One of them shall be laminated. *Please refer Form A-1*
After Online Building Permit System becomes fully operational, the proponent shall submit only one copy of building plan, duly signed by all the professionals and the owner, as shall be prescribed by the sanctioning Authority/local body for records.

Note: All buildings shall be designed/ supervised by competent professionals, as applicable, as described in Annexure I. Also see Form A-1

4. General features – free from FAR calculations.

4.1 Clause 8.10 of Building Bye Laws

- a. Architectural feature on ground or any other floor including rooftops as approved by sanctioning authority/ Delhi Urban Art Commission and Delhi Fire Service.
- b. Architectural elements such as louvers, end wall projected upto 900mm, pergolas, other sun shade elements (referred in clause 7.1 of these bye laws) should be free from FAR and Ground Coverage.
- c. Any architectural roof top structures would also be permitted free of FAR if not used for habitable or commercial purposes.
- d. Building elements such as sky bridges and landscape terraces which are meant for community purposes only shall be permitted free of FAR
- e. Services can be permitted on roofs with adequate screening for the same.
- f. Service floor/s shall not be counted in FAR where maximum 2.2m height at soffit level of beam and 2.7m height at soffit level of slab is permitted.
- g. Service area on habitable floors – like HVAC, MEP installations, Janitor Rooms, AHU Room, Electric room, LT Room, CCTV room or any other similar services shall be considered free from FAR.
- h. Atrium/ Atria at any floor (refer 1.4.9) shall be permitted in all high –rise buildings and commercial buildings (including low-rise). Atrium may be enclosed by light roofing or R.C.C as per development control norms provided in the Master Plan Delhi.
- i. Entrance Lobby/Lobby area with minimum double height cubic content in high-rise building/s shall be permitted free from FAR in all the floors and shall be counted only once in the Ground Coverage and FAR calculation. Such entrance lobby/lobby area shall not exceed 3% of maximum permissible FAR. **See 7.17.2 (r).**
- j. Scissor staircase would be permitted provided all travel distance and fire norms are adhered to.
- k. Multilevel car parking with car lifts would be permitted with adequate fire safety.

- l. Two or more number of dwelling units, except EWS Housing, adjoining horizontally or vertically shall be allowed to integrate by way of providing a door of 1.5m max. width or with an internal staircase of 0.9m width and additional Lift without pit and machine room, subject to structural safety.
- m. Podium(s)/Multistory Podium with tower above shall be permitted within setback lines. The vehicular movement and parking shall be within the podium(s) and shall be free from FAR and Ground coverage calculations. The podium(s)/Multistory podium shall be permitted subject to fire safety requirements of the bye laws. **See 7.15.** of BBL.

4.2 Clause 7.2.4 of Building Bye Laws

Balcony and Canopy (Residential):

7.2.4.1 Balcony:

- i. For Residential Plotted development: Balcony to be provided within the plot line to the max width of 1.5 m free from FAR. Wrap around continuous balconies will be allowed as long as their area does not exceed 40% of the total open area.
- ii. For group housing: Balcony (isolated/wrap-around) max width of 2.0m will be permitted free from F.A.R, with the all rooms including kitchen provided it doesn't hinder fire tender movement and within the plot line. Balcony constructed more than 2.0m width, the extended part of the balcony shall be counted towards FAR.
- iii. Minimum double height open terrace shall be permitted measuring @ 10.0 sq.m maximum area with a maximum depth of 3.0m free from FAR.

7.2.4.2 Canopy: (for residential plotted development)

In one storied residential buildings, only such canopy shall be permitted for each individual detached blocks. In more than one storied residential buildings, two canopy shall be permitted over ground floor/higher floor entrances. Canopy to be provided in setback/s:

A) Front Setback

- i) 2.4 m (maximum) deep in case the front setback is 3m deep.
- ii) 3 m (maximum) deep in case the front setback is 6 m or more.

B) Side setbacks

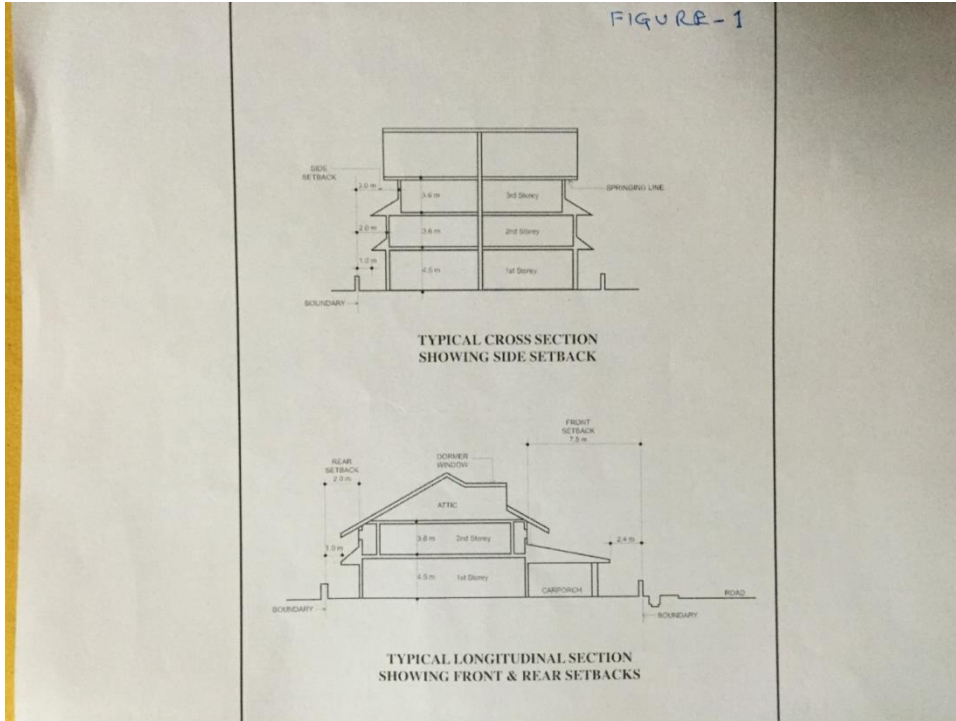
- i) 2.4 m (maximum) deep in case the side setback is 3 m deep.
- ii) 3 m (maximum) deep in case the side setback is 6 m. or more.

Note: Minimum 30% of the area of respective setback is to be maintained as open to sky.

7.2.4.3 Canopy/Porch: buildings of other than residential plotted occupancies-See 1.4.75

Canopy/Porch of max. extent of 8.5 m x 20 m each whereas area of one or more canopies/porches not exceeding 3% of permitted FAR, subject to the approval of Delhi Fire Service shall be permissible.

Figure - 1



Part- III

Development Controls at a glance.

This part condenses the development control parameters into tables and charts for quick reference.

CHAPTER 4: SHELTER (MPD-2021)												
SUB-PARA - 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES												
Table 4.3: Uses / Use Activities Permitted in Use Premises												
ID	Category	Plot Area (Sq.m)	Ground Coverage Max %	FAR	No. of Dus	Minimum Setbacks (in metre)				Notes	Definitions	Activities Permitted
						Front	Rear	Side (1)	Side (2)			
1	Residential Plot - Plotted Housing	Below 32	90*	350	3	0	0	0	0	1. The local body concerned shall be competent to disregard variation of upto 2% in plot size, arising from conversion of area from sq. yard to sq.m. and to grant the norms applicable to the lower category of plot size in accordance to para (ii) below. 2. *100% ground coverage shall be eligible for regularization of construction, already existing as on 22.09.06 on payment of charges as notified. 3. 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. 4. **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 175sqm. 5. Permissible FAR and Dwelling Units shall not be less than MPD-2001 norms.	A Premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garages and service personnel .	Residence, mixed use activity as per the Master Plan provisions/ Registered RWA/ Society Office (50 sq.m.)
		Above 32 to 50	90*	350	3	0	0	0	0			
		Above 50 to 100	90*	350	4	0	0	0	0			
		Above 100 to 250	75**	300**	4	3	0	0	0			
		Above 250 to 500				3	3	3	0			
		Above 500 to 750	50	200	9	6	3	3	3			
		Above 750 to 1000				3	3	3	0			
		Above 1000 to 1500	50	200	9	9	6	6	6			
		Above 1500 to 2000				9	6	6	6			
		Above 2000 to 2250	50	200	12	9	6	6	6			
		Above 2250 to 3000				9	6	6	6			
		Above 3000 to 3750	50	200	18	15	9	9	9			
		Above 3750 to 10000				15	9	9	9			
Above 10000	50	200	21	15	9	9	9					

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: Maximum height of the 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
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 byelaws 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 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 2.4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building.
viii.	Parking: Parking space shall be provided for within the residential plot as follows:
	a) 2 Equivalent Car Space (ECS) in plots of size 250-300 sq.m. b) 1 ECS for every 00 sq.m. built up area, in plots exceeding 300 sq.m., provided that, if the permissible coverage and FAR is not achieved with the abovementioned parking norms in a plot, the parking norms of the preceding category shall be allowed.
ix.	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.
x.	The minimum setbacks shall be as given in the following table: (Above Mentioned table)
	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 of construction in the future, a minimum 2m x 2m open courtyard shall be provided for in residential plots of area of 50 sqm. to 100 sqm.
xi.	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.
xii.	Each servant quarter shall comprise of one habitable room of area not less than 11 sqm. floor area, exclusive of cooking verandah, bathroom and lavatory. The maximum size of servant quarter shall be 25 sqm. If larger in size, the servant's quarter shall be counted in density as a full dwelling unit.
xiii.	Plot owners / allottees seeking extra coverage, additional floor or part thereof, over and 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 the Government from time to time. This is in 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.
xiv.	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 to in para (xiii) above.
xv.	Plot owners / allottees seeking regularization of additional height in terms of 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).
xvi.	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 programmes and a quarterly statement of the income and expenditure of the account shall be rendered by the local bodies to the Government.
xvii.	Enroachment 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 the following:-
	<p>a) Projections / chajjas / covered chajjas built up portion which existed before 7.2.2007 upto 1m above 3m height from the ground level shall be regularized for plot size upto 175 sqm on roads below 24m ROW in pre-1962 colonies (except for A & B category), in unplanned areas (including special area, village abadi and unauthorized regularized colonies) and re-settlement colonies. The owners /occupiers shall have to obtain structural safety certificate and fire clearance within a reasonable period of time as notified by the 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.</p> <p>b) The local body concerned shall carry out a survey within a period of two months from the date of notification of all such projections eligible to be regularized and put such 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.</p>
xviii.	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 within a reasonable stipulated period, failing which the building shall be declared unsafe by the local body concerned and shall be demolished by owner or the local body.
xix.	Standard Plans: There are a number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per the applicable development controls.
xx.	<p>Amalgamation of the two plots upto 64 sq.m maximum will be permitted with following conditions:</p> <p>i Local Body will simultaneously modify the Layout Plan.</p> <p>ii The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.</p> <p>iii The maximum FAR permissible shall not be less than the permissible in case of two individual plots.</p>

CHAPTER 4: SHELTER (MPD-2021)
SUB-PARA - 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES
Table 4.3 Uses / Use Activities Permitted in Use Premises

ID	Category	Minimum size of Plot	Maximum Ground Coverage	FAR	Height	Maximum Density	Parking	Minimum Setbacks (metre)				Definitions	Activities Permitted
								Front	Rear	Side (1)	Side (2)		
1	Residential Plot – Group Housing	3000 Sq.m	33.33 (Ground coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts.)	200	NR (Subject to clearance from AAI/Fire Department and other statutory bodies)	200 DU/ha. (900ppH)	2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm. for EWS/Service Personnel housing	9	6	6	6	A premise of size not less than 3000 sqm (2000 sqm. for slum/ JJ rehabilitation and 1670 sqm. i.e., 2000 sq.yds. for Redevelopment Areas/ Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.	Residential flat, mixed use activity as per the Master Plan provisions, retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area up to 20 sqm. each). Community Room, Society office, Crèche / Day Care Centre, religious, Senior citizen recreation room, swimming pool.
	In case of Redevelopment Areas/ Rehabilitation area/ Special Area/ Village/ (Lal Dora/Firni) /Extended Lal Dora	1670 Sq.m (2000 Sq.yd.)											
i	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												
ii	Additional floor area minimum 400 sq.m or at the rate 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												

iii	The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.
iv	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 area between {25 to 40 sqm.} This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs. 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. 3[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 the 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.
v	Levy on additional FAR shall be at rates notified with the approval of Government from time to time.
vi	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.
vii	Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.
viii	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 sqm. (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.

Sl. No.	Category	Definitions	Activities Permitted
1	Residential Flats	Residential accommodation for one family / household as part of group housing.	Residence, mixed use activity as per the Master Plan provisions.
2	Residential Premises Special Area	A residential premise in Special Area.	As per Special Area Regulations
3	Slum/rehabilitation	Residential accommodation provided- JJ as part of slum area resettlement/ rehabilitation	As per Slum Area Redevelopment Regulations

CHAPTER 4: SHELTER (MPD-2021)
SUB-PARA - 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES
Table 4.3 Uses / Use Activities Permitted in Use Premises

ID	Category	Minimum size of Plot	Ground Coverage	FAR	Height	No. of main dwelling units permitted	Parking	Minimum Setbacks (metre)				Definitions	Activities Permitted
								Front	Rear	Side (1)	Side (2)		
1	Low Density Residential Area	0.4 ha	Not Specified	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	12 m	Two Dwelling Units on LDRA plot of one acre (0.4 ha) may be permitted with FAR of 20 and for additional 10 FAR i.e. from 20 to 30 one additional Dwelling Unit is allowed subject to payment of requisite charges as approved and notified by the Government of India. EWS unit of 60 sqm per acre in addition to permitted FAR.	2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm. for EWS/Service Personnel housing	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 5 metres on three sides.	Existing farm houses in urban extension regularised as per Policy and new Low Density Residential Plots to be permitted in the green belt and in Low Density Residential Area in the Urban Extension.	Low Density Residential/ Housing Plots, service Personnel Residence, watch and Ward residence, subject to further uses as per Para 4.4.3.G.			

Other Conditions:

i	For dwelling unit on National Highways, the prescribed norms of NHA will be applicable.
ii	For infrastructure roads etc. Land holders will be required to cede land to enable building up of infrastructure after Public Notice and hearing by the Authority.
iii	Basement: 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.
iv	Pool/pond/water bodies are permitted and excluded from FAR and setback norms.
vi	The watch & ward guard unit will be permitted adjacent to boundary or entrance gate as per provision for Building Byelaws and it is to be excluded from FAR and setback norms.
vi	For plots 0.4 to 2 ha the use activities such as Fitness/wellness Centres, 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 for parking must be ensured within the plot.
vii	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 50% of plot area be left for soft parking, maximum 25% plot area for landscaping and maximum 25% of the plot area for functions/building purposes.
viii	No Low density residential premises would be built on lands notified for acquisition, the legality of which has been upheld by the Hon'ble Supreme Court, except if it falls within the boundary of an unauthorised colony listed for regularization as per Union Government's decision of 8th February, 2007 in accordance with the regulations No. S.O. 683(E) dated 24-03-2008 pertaining to regulation of Unauthorised colonies or unless the acquisition is denotified.
ix	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.
	* In certain cases where access to Farm Houses/Country Homes is only by private road or exceptionally restricted by the Dead end Road, the Road width will be governed as per the sanctioned layout plan. For the purpose of subdivision of land which is minimum 2 acres and above, an internal road of minimum width 6m may be planned as a feeder to the subdivided plots (of minimum 1 acre each). Such plots will get benefit of FAR and Ground coverage on proportionate land surrendered for planning of such roads. Necessary provision shall be made by the plot owner for parking of emergency vehicles like Police, Ambulance, Fire tender etc. Owner is required to submit an undertaking along with proposal and plans for sanction of Country Home to Local Authority about his willingness to surrender land for road widening. Reference of this undertaking shall be recorded on plan by Local authority while releasing the plan.

Part – IV

Appendix - A

Annexure- 4.0 (I) of MPD 2021

List of villages declared as Low Density Residential Area (LDRA) in Urban Extension:

1. Sayurpur*
2. Satbari*
3. Chattarpur
4. Khanpur
5. Devli*
6. Bhatti*
7. FatehpuriBeri*
8. Asola*
9. Jounapur
10. Chandan Hula
11. Gadaipur
12. Sultanpur
13. Mehrauli*
14. Rajokri
15. Samlakha
16. Ghitorni*
17. Rangpuri*
18. HolambiKhurd
19. Bakoli
20. Bakatawarpur
21. Hiranki
22. Bijwasan
23. Bamnoli

- i) . Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the villages falling in Low Density Residential Area.
- ii) Low Density Residential area in 5 villages mentioned at Sr. No. 1 to 5 shall be subject to relevant stipulations imposed by the Authority arising from Supreme Courts orders.
- iii) *Villages where low density residential development may be allowed in the areas other than those falling under Regional Park.
- iv) Any approved Layout/ Scheme falling in the above villages shall be deemed to have been approved under clause 3(4) of Development Code of MPD-2021.
- v) The term “Village” refers to “Revenue Village Boundary”

Annexure- 4.0 (II) of MPD 2021

List of villages in Green Belt where Low Density Residential Plots are permitted:

Sl. No.	Planning Zone	Name of Village
1)	Zone G	1. Bijwasan (Part) 2. Kapashera 3. Salahpur
2)	Zone J	4. Rajokri (Part)
3)	Zone K-II	5. Bamnoli (Part) 6. Bijwasan (Part)
4)	Zone L	7. Badusaria 8. Bakargarh 9. Deorala 10. Dhansa 11. Ghalibpur 12. Ghumanhera 13. Isapur 14. Jainpur 15. JharodaKalan (Part) 16. Jhatikara 17. Kair 18. Kanganheri 19. Mitraon (Part) 20. MndhelaKalan 21. MundhelaKurd 22. Nanakheri 23. Raghapur 24. Rauta 25. Shikarpur 26. Surekhpur (Part) 27. TikriKalan (Part)
5)	Zone P-I	28. Bakaner 29. Ghoga 30. Lampur 31. Mamurpur
6)	Zone P-II	32. Hamidpur 33. Jhangola 34. Palia 35. Singhu 36. Tajpurkalan
7)	Zone N	37. Auchandi 38. Mungeshpur 39. Qutabgarh 40. Khor Punjab 41. Chatesar 42. Jaunti 43. GarhiRindhala 44. Nizampur-Rashidpur 45. TikriKalan (Part) 46. Hareoli
8)	Zone E	47. Mandoli

Source: As per Zonal Development Plan-2021

Appendix B

Definitions/Glossary

Atrium/ Atria: It is a partly/ fully enclosed space with a minimum double height which is partly/ fully covered with light roofing/ R.C.C and could be constructed upon. In a building, there may be more than one atrium at ground or at any other level. Ground coverage and F.A.R to be as per MPD.

Balcony: A horizontal cantilevered/non-cantilevered/projected slab including parapet and handrail balustrade, at any floor level including terrace to serve as a passage or sit out place with at least one side fully open, except being provided with railing or parapet wall for safety.

Basement or Cellar: The lower story of a building below or partly below ground level.

Building: Any structure for whatsoever purpose and whatsoever material constructed and every part thereof whether used as human habitation or not and includes foundation, plinth walls, floors, roofs, chimneys, and building services, fixed platforms, verandahs, balcony, or projection part of a building anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures, monuments, memorials or any contrivance of permanent nature/stability built under or over ground .

Balcony: A horizontal cantilevered/non-cantilevered/projected slab including parapet and handrail balustrade, at any floor level including terrace to serve as a passage or sit out place with at least one side fully open, except being provided with railing or parapet wall for safety.

Building Height:

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

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

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

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

Building Line: The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed in the MPD or specifically indicated in any Scheme or Layout Plan, or these Bye-Laws.

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

Canopy: A cantilevered projection over an entrance.

Covered Area: Ground area covered immediately above the plinth level covered by the building but does not include the spaces; defined in clause 7.17.

Courtyard: A space permanently opens to the sky, enclosed fully or partially by buildings within the building envelope.

Dwelling Unit / Tenement: An independent housing unit with separate facilities for living, cooking (maximum one kitchen) and sanitary requirement

Floor: The lower surface in a storey on which one normally walks in a building. The general term, floor, unless otherwise specifically mentioned, shall not refer to a mezzanine floor. Note: The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level the lowest floor in the building with direct entrance from the road/street shall be termed as Ground floor, the other floors above ground Floor shall be numbered in sequence as Floor 1, Floor 2, etc. with number increasing upwards.

Floor Area Ratio (FAR): The quotient obtained by dividing the total covered area (plinth area) on all floors multiplied by 100 & divided by the area of the plot.

Ground Coverage: The portion of the building within the outer surface of the structural wall/column/slab measured at ground level excluding the projection/balcony/canopy/porch/void/shaft/ permitted free from FAR and cladding/curtain wall upto 150mm shall be considered as ground coverage.

Habitable Room: A room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating and kitchen if it is used as living room, but not including bathrooms, water closet compartments, laundries serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.

Lift: An appliance designed to transport persons or materials or vehicle between two or more levels in vertical or substantially vertical directions, by means of a guided car platform

Master Plan: The Master Plan for Delhi approved by the Central Government under the Delhi Development Act. 1957 and the amendments made from time to time.

Occupancy Or Use Group: The principal occupancy for which a building or a part of a building is used or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. The occupancy classification shall have the meaning given below unless otherwise spelt out in MPD.

Open Space: An area, forming an integral part of the site, left open to the sky.

Parking Space: An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

Pergola: An arbor or a passageway of columns supporting a roof of trelliswork on which climbing plants are trained to grow 1.4.85

Pedestal: An architectural support or base, as for a column or statue

Permit: A permission or authorization in writing by the Authority/ Concerned local Body to carry out the work regulated by the Bye-laws.

Plinth: The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.

Plinth Area: The built up covered area measured at the floor level of the basement or of any storey.

Plot / Site: A parcel or piece of land enclosed by definite boundaries and approved by an Authority/ concerned local body as a building site, as part of approved layout plan or special areas/ unauthorized regularized colony/ village abadis/ lal dora/ extended lal dora/ resettlement colonies and slum & JJ cluster/ Rehabilitation Colonies.

Podium: A raised platform constructed as top most level of any single/ multilevel parking which can be used for landscaping, plantation, tot-lot, swimming pool, deck, assembly space, movement, building tower/s etc.

Set back area: An area between the plot boundary and the setback line, size of which is defined as per the provisions of MPD.

Set Back Line: A line usually parallel to the plot boundaries or center line of a road and laid down in each case by the Authority or as per recommendations of Master/Zonal Plan, beyond which nothing can be constructed towards the plot boundaries, excepting with the permission of the Authority.

Stilt: Stilt or stilt floor means non habitable portion of a building above ground level consisting of structural columns supporting the super structure with at least two sides open for the purpose of parking cars, scooters, cycles and landscaping.

Sunken Courtyard: An open sunken space within the plot to provide natural light and ventilation subject to set back restriction with clear fire tender movement passage.

Appendix-C

HOW TO CALCULATE FLOOR AREA RATIO (FAR)

This hand book has been prepared to provide applicants with the method to calculate Floor Area (FAR) and to help ensure consistency in its calculation. Placing limits on FAR, which is the ratio between the building size and plot size, controls the bulk of buildings.

FAR is calculated by dividing the gross floor of the building(s) by the total area of the plot:

$$\text{FAR} = \frac{\text{Total Covered area of all floors} \times 100}{\text{Total area of the plot}}$$

FAR is usually expressed as a ratio (for example 100 or 150).

The Table below lists maximum FAR Residential Use Premises:

S.No.	Residential Development	FAR
1.	Plots(depends on size)	200 to 350
2.	Group Housing	200
3.	LDRA	20
4.	Sudio Aptt.	200

Total Covered Area is the sum of the plane surface area of each storey, measured between the exterior walls of a building. Those portions of each storey located above the ground surface prior to any manipulation or grading are included.

The following areas are **excluded from** Gross Floor Area (subject to conditions) :

Clause 8.10 Building Bye-laws

- a) Architectural Feature approved by Competent Authority.
- b) Architectural Elements.
- c) Any Architectural roof top structure.
- d) Sky bridges & landscape terraces.
- e) Services.
- f) Service Floor/s.
- g) Service Area on Habitable Floor.
- h) Atrium/Atria.
- i) Entrance lobby.
- j) Scissor staircase.
- k) Multi Level Car Parking.
- l) Adjoining dwelling Units allowed to integrate.
- m) Podium(s)/Multistorey Podium.

Clause 7.2.4 Building Bye-laws

Balcony and Canopy (Residential)

- i) Residential Plotted – Balcony 1.5mt. Free from FAR
- ii) Residential Group Housing – Balcony (isolated/wrap-around) max. width 2.0mt. free from FAR.
- iii) Canopy – (For Residential plotted development)- One canopy permitted per single storey detached block.
- iv) Canopy/Porch building (other than Residential plot occupancies) See-1.4.75

Canopy/Porch of max. extent 8.5 X 20m each subject to conditions.

Appendix D – Fees and Charges (Annexure – III of Building Bye Laws 2016)

All fees and charges to be decided by concerned authority/ concerned local body as notified from time to time

1. Fees and Charges (Please refer clause 2.15 of this document)

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 Sanction/Revised Sanction/Completion/Regularisation all buildings shall be calculated at the rate of Rs.10/- per sq.m of covered area (including basement floor, stilt floor)
- ii. Fee for additional/alteration/revised plan shall be same of the original building permit fee paid.
- iii. Revalidation of plans: - Fee shall be same of the original fee permit.
- iv. Fee for layout/land sub-division/approval shall be calculated @ Rs.10, 000/- per acre and same for the part thereof.
- v. In case an application is rejected, then no refund shall be made

b. Stacking Charges

- i) Rs. 20/- per sq.m of proposed covered area including basement and stilts. plots size up to 100 sq.m
- ii) Rs. 50/- per sq.m of proposed covered area including basement and stilts. Plots size above 100-2000 sq.m
- iii) For plots above 2000 sq.m the material will be stacked inside the plot area, However for the usage of public roads the charges be taken as equivalent to the 2000 sq.m i.e. Rs. 50 per sq.m.

Fees and charges for Group Housing schemes

- a. Fee for approval: Fee for approval of Layout Plan/ Site Plan or Sub-division Plan @ Rs. 10,000/- per acre
- b. Betterment levy/additional FAR charges and penalty/compounding charges/special compounding charges:

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 Master Plan Delhi- 2001 -

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

- 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.

1.a.1 Fees for Inspection and completion

- a. Notice for inspection of completion work up to plinth level shall be accompanied with fee of Rs.500/- *Please refer **Form C-1***
- b. Application for completion certificate shall be accompanied with fee of Rs. 10/- per sq.m of covered area.
- c. Pre-occupancy charges: - Pre-occupancy charge @ Rs. 25,000/- per dwelling unit in case of group housing.

For Commercial building @ Rs. 2000/- per sq.m
For Institutional/Govt./Others@ Rs. 500/- per sq.m

Note:

- a. Fees & Charges are to be determined by the authority / concerned local body from time to time and shall be payable by applicant/Owner.
- b. Charges for compoundable deviations shall be as per Annexure IV.
- c. Charges applicable for compoundable construction shall be as per Development Code clause 3(12) of MASTER PLAN DELHI 2021 (Chapter-17) [Building Bye laws- Annexure IV, Clause 3(12)].

- 1.a.2 **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 dated. 12.06.03) per sq.m 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.

*Please refer **Form A-11***

- 2 **Betterment charges for additional construction at Terrace:** - As per Notification No.K-12016/10/82-DD IIA dt.10.08.83, the permission of construction at terrace as a dwelling unit was permitted, provided the intending builders deposit betterment charges@150/-per sq.m 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%.
- 3 **Additional FAR charges:** - Means levy payable on the additional FAR allowed @ Rs. 450/- per sq.m to be calculated for additional FAR, applicable on individual residential plot vide Notification No. K-12016/5/79-DD IIA/VA/IB dated. 23.07.98 over and above the FAR applicable vide Notification No. K-12016/5/79-DD IIA/IB dated. 15.05.95.

Table 1: The details of additional FAR applicable on individual residential plots are given in the following table

S. No.	Area of the Plot (Sq. m)	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	20
6.	Above 750 to 1000	100	83	17
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

- 4 **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.*

- 5 **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:-
- i. 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.
 - ii. 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.
 - iii. 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:-

Table 2: Charges applicable for various colonies

S. No.	Purpose	A & B Colonies	C & D Colonies	E, F & G Colonies: in plots more than 50 sq.m	E, F & G Colonies: in plots up to 50 sq.m
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 23.07.1998)	4375 /-	1750 /-	875 /-	613 /-
(c)	Additional Coverage beyond permissible height as per 23.07.1998 but within 15 m	4900 /-	1960 /-*	980 /-	686 /-

Rates in Rs. Per sq.m

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 MASTER PLAN DELHI – 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:-

Table 3: Far difference for various plot sizes

S. No.	Area of the Plot (Sq. m.)	FAR as per Notification dt. 22.09.06	FAR as per Notification 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	30
6.	Above 750 to 1000	120	100	20
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

Note: All fees and charges to be decided by concerned authority/ concerned local body as notified from time to time. Notwithstanding anything contained in this Annexure, in case of any repugnancy between the provisions of this Annexure and provisions of concerned authority/ local body, the provisions of concerned authority/ local body shall prevail over this Annexure.

Appendix E – Charges related to compoundable deviations (Annexure- IV of Building Bye Laws 2016))

PENAL ACTION FOR VIOLATION OF PROVISIONS OF MASTER PLAN/ZONAL PLAN REGULATIONS/ BYE-LAWS (Please refer clause 2.29.1 of this document)

All fees and charges to be decided by authority/ concerned local body as notified from time to time.

(A) Non Compoundable Items: Any deviations from the maximum, minimum prescribed limits regarding:-

1. No. of floors
2. No. of DUs & density
3. Parking norms
4. Light and ventilation provisions
5. Use premises
6. All other provision of these bye-laws except items given in para 'B' below shall not be compounded/ regularized and shall have to be rectified by altering/demolition at the risk and cost of owner. Besides this any other action as per terms & conditions of lease and provisions of Delhi Development Act, 1957 shall proceed.
7. Staircase.

(B) Compoundable Items

Authority/concerned local body 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 sq.m 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 /concerned Local Body at the time of considering the completion/occupancy certificate. The charges for compounding the deviation shall be as follows:

- | | |
|----------------------|---|
| a. Up to 0.5% | - same charges* as for permissible additional FAR |
| b. Above 0.5 to 2.5% | - 5 times the charges* as for permissible additional FAR |
| c. Above 2.5% to 5% | - 10 times the charges* as for permissible additional FAR |

** Charges as notified from time to time by the authority/ concerned local body*

i. Deviations 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/ concerned local body as required under clause 2.0 of the building bye-laws, the same shall be compounded at the following rates provided the building or part thereof so constructed otherwise conforms to the provisions contained in the Building Bye-Laws and Master/Zonal Plan regulations. For this the owner shall have to submit the request for building permit in the prescribed procedure.

RATES (Prior to Sanction Charges)

- a) Rs. 50 per sq.m of the covered area constructed unauthorized in residential building upto 500 sq.m plot size.

- b) Rs. 200 per sq.m of the covered area constructed unauthorized in building categorized below:
- (i) All Government Public and Semi-public and Utility buildings
 - (ii) Religious, Institutional & Educational Buildings
- c) Rs. 500 per sq. m of the covered area constructed unauthorized
- (i) Residential buildings above 500 sq. m plot size, Group Housing & Guest Houses
 - (ii) Industrial Buildings:
 - (iii) Storage buildings (underground or above ground)
- d) Rs. 2000 per sq. m of the covered area constructed unauthorized:
- (i) Commercial & Business Buildings
 - (ii) Cinema & Theatre Buildings
 - (iii) Petrol Pumps (filling/Service Stations)
 - (iv) Hazardous Building

Note:

a. The building not covered specifically under the above categories shall be compounded as decided by the authority/ concerned local body, considering the merit of each individual case.

b. Item which are exempted from the calculations of the coverage and FAR e.g. cupboards, canopy, basement & mezzanine, loft, watchman cabins etc. but constructed unauthorized without obtaining prior permission from the authority/ concerned local body, but within the permissible limits shall also be compounded/ regularized at the rate prescribed above.

c. *Compounding at setback infringements*

The infringement of the setback maximum to the extent of 0.3 m may be compounded by the way of levying compounding fees at the following rates:

Infringements	Residential Buildings	Non-Residential Buildings
Up to 0.15 m	Rs. 1000 per sq. m of the area infringing the set back	Rs. 2500 per sq. m of the area infringing the set back
above 0.15 m	Rs. 2500 per sq. m of the area infringing the set back	Rs. 5000 per sq. m of the area infringing the set back

ii. Deviations of the building bye-laws other than as specified in (A) (Non-Compoundable).

Deviations up to the maximum extent of 10% from the maximum/minimum prescribed limit (as prescribed by the building bye-laws) 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 @ Rs.100/- per 1 % of deviation.
- b. For deviations in terms of height the penalty shall be @ Rs. 100/ -per 1 % of deviation' for every 10 sq.m or part there of the affected area.
- c. Deviations from the prescribed limit of width: length penalty shall be @ Rs. 100/- per 1 % of the deviation for every 10 sq. mor part there of the affected area.
- d. In case of increase in size of canopy in front open space from the prescribed limits of bye-

laws, the same shall be charged @ Rs. 200/- per sq. m.

- e. End walls up to 0.9 m in terrace type construction constructed purely as an architectural feature- Rs. 100/ -each.
- f. Enclosing of front balcony by Jali wall which is being used as a part of stair-case Rs. 2500/- Sq. m.
- g.
 - i. An open urinal having wall up to 1.7 m height-No penalty.
 - ii. Water storage tank over open urinal with walls up to 1.70 m in ht.-No penalty, if sanctioned. If not sanctioned, Rs. 500/-each
- h. All roof projections beyond permissible limit of bye-laws as specified shall be counted towards FAR calculations if otherwise the same do not infringe upon other bye-laws except the canopy as said in para (d) above.
- i. Plinth steps in setback portion-Rs. 250/-each.
- j. Extra slab in mumty constructed without sanction shall be compounded at the rate given in (B) (compoundable item) provided it does not infringe upon the provision of any other bye-laws.
- k. Partition walls provided without sanction at any floor if the same are not infringing upon the provision of any other bye-laws Rs. 150/- per sq. m of the surface area of the wall i.e. (length x height).
- l. Projection on public land-Not permitted.

Notes:

1. *Notwithstanding the provisions above, no penalty shall be levied for the first 3% of deviation but in case deviation limit exceed 3% penalty shall be levied at the above rates for the total deviation up to 10%.*
2. *The penalties at the above rates as given in ii (a), (b) &(c) shall be charged for each deviation and for every component of the building separately.*

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