

**PUBLIC NOTICE**

The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021, under Section-11(A) of Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023, within a period of Forty Five (45) days from the date of issue of this Notice. The person making the objections or suggestions should also give his/her name, address and telephone/contact number(s)/ E-mail ID which should be readable.

**Modifications:****MPD 2021****Chapter 15: Mixed Use Regulations**

Existing Provisions	Proposed Amendments/ Modifications
<p><b>Para 15.3</b> <b>Para 15.3.2</b> The extent of mixed use permissible in various categories of colonies is further clarified as follows: <b>1. In colonies falling in categories A and B</b> (Second bullet) • "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New banks <del>and fitness centres, wellness centres</del> and NGOs will not be permissible. Banks which existed as on 7.9.2006, fitness centres <del>existed as on 12.8.2008</del>, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1), in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall however, continue.</p>	<p><b>Para 15.3</b> <b>Para 15.3.2</b> The extent of mixed use permissible in various categories of colonies is further clarified as follows: <b>1. In colonies falling in categories A and B</b> (Second bullet) • "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New banks and NGOs will not be permissible. Banks which existed as on 7.9.2006 and NGOs which existed as on 7.2.2007, <b>fitness centres and wellness centres</b> (as defined in para 15.7.1), in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall however, continue.</p>
<p><b>Para 15.7 Other Activity</b> b. iii) Wellness Centers including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness &amp; aesthetic medical services <del>and operating as on 7.2.2007</del>. e. Fitness Centre (including gymnasium, yoga / meditation centre) <del>as existed on 12.8.2008</del>.</p>	<p><b>Para 15.7 Other Activity</b> b. iii) Wellness Centers including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness &amp; aesthetic medical services. e. Fitness Centre (including gymnasium, yoga / meditation centre).</p>
<p><b>Para 15.7.3</b> iv) Nursing Homes, Wellness Centres including Day Spas / Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness &amp; aesthetic medical services] operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply. vi) Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga / Meditation Centre), <del>(other than those on plots abutting commercial streets)</del> is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.</p>	<p><b>Para 15.7.3</b> iv) Nursing Homes, Wellness Centres including Day Spas / Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness &amp; aesthetic medical services] operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply. <b>New wellness centre from the date of notification shall only be allowed on ground floor and basement.</b> vi) Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga / Meditation Centre) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government. <b>New fitness centre from the date of notification shall only be allowed on ground floor and basement.</b></p>

2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above. The text indicating the proposed modifications is also available on DDA's website i.e. [www.dda.org.in](http://www.dda.org.in).

**File No: F.3(9)/2012-MP**

**Dated: 26.10.2019**

**Place: New Delhi**

**Sd/-**

**(D Sarkar)**

**Commissioner-cum-Secretary,  
Delhi Development Authority**

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