

Masterplan 2021 Development Control Norms
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Development Controls, Activities Permitted, Planning Norms and Standards
Chapter 5.0 Trade and Commerce of MPD-2021
December, 2015

CHAPTER 5: TRADE AND COMMERCE (MPD-2021)
SUB-PARA - 5.1 HIERARCHY OF COMMERCIAL AREAS
Table 5.2, 5.4, 5.5 (part)

ID	Category	Plot Area	Ground Coverage	FAR	Height	Parking Standard ECS/100 sqm. of floor area	Other Controls	Definitions	Activities Permitted
a)	Commercial Centres		Max	Max	Max				
i.	Convenience Shopping Centre (CSC)	0.1 Ha	40%	100	15	2	Max. 10% additional Ground Coverage shall be allowed for providing atrium only in LSC.	A group of shops in residential area serving a population of about 5,000 persons.	Retail Shopping, Local level service activities, Repair, Office up to 125 sqm.*, Bank, ATM, Informal Trade, Restaurant
	Local Shopping Centre (LSC)	0.3 Ha					Not Applicable (N.A.)	A group of shops in residential area serving a population of 10,000 persons	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. Coaching Centres/ Training Institutes, Restaurant.
	Local Level Commercial	Not Specified (N.S.)					In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.	N.S.	N.S.
ii	Service Market		40%	100	15	2			
	a) Sub City Level (DC/ CC)	6.0 Ha					N.S.	N.S.	Service and repair activities as specified in Industries chapter. Retail and Limited Wholesale for low turnover activities, like Auto workshops, Fruit & vegetable, General Merchandise, Hardware and Building materials, Gas Godowns.
	b) Community Level (LSC/ CC)	0.2 Ha					N.S.	N.S.	Service and repair activities as specified in the Industries chapter. Low turnover activities, like Auto workshops, Fruit & vegetable, General Merchandise, Hardware and Building materials, Kabari.
iii	Organised Informal Bazaar		40%	40	8	-			
	a) Sub City Level (DC/ CC)	5.0 Ha					N.S.	N.S.	Informal shops, Weekly markets, Organised eating places, Handicraft bazaar, used Book / Furniture / Building materials bazaar, Cycle & Rickshaw repairs, Kabari, etc.
	b) Community Level (LSC/ CC)	0.1 Ha					N.S.	N.S.	Informal shops, Weekly markets, Handicraft bazaar, Cycle & Rickshaw repair, Kabari, etc.

iv	Community Centre (CC) / Non-hierarchical Commercial Centre	4.0 Ha	25%	125	NR*	3	Maximum 10% additional ground coverage shall be allowed for providing atrium.	The Community Centres should be conceived as shopping and business centres catering to the needs of the population at community level.	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Service Appts. Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab. Clinic & 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	Maximum 10% additional ground coverage shall be allowed for providing atrium.	The District Centres are meant to serve as the apex of the multi-nodal activities of the community, which should be conceived as major shopping centers, while serving the community with a reasonable variety of other services and facilities and also centres of socio-cultural activity where the community can get together.	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 Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade.
b)	Metropolitan City Centre/								
i	Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	N.A.	25%	150	NR*	3	i. The size of the plot shall be as in the layout of commercial area and any subdivisional of the plot in Connaught Place and its extension should not be permitted. ii. The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body. iii. (a) In case of Connaught Place, the existing height shall be maintained and FAR could be achieved by increasing proportionate ground coverage. (b) No basement shall be permitted in middle circle of Connaught Place. (c) Mandatory Architectural Controls shall be applicable.	N.A.	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	N.A.	25%	150	NR*	3	i. Ground coverage and FAR shall be calculated on the area of presently available plots. ii. The area shall be developed on the basis of comprehensive scheme.	N.A.	
c)	Hotel	N.A.	40%	i) Plot below 30 m ROW – 325 (ii) Plot 30 m & above – 375	NR*	³ @	i) Maximum 10% additional ground coverage shall be allowed for providing atrium. In ground coverage for atrium is utilised, 25% of the utilised ground coverage shall be counted towards FAR. ii) Maximum 20% of the FAR can be used for the Commercial offices, Retail & Service shops. iii) The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.	A premise having minimum 10 lettable rooms for lodging of and boarding of 15 persons or more on short / long term basis.	Hotel, Service Apartment, Banquet / Conferencing facilities, Restaurant, Swimming pool, Health Club, Food court, Discotheque. Commercial offices, retail & service shops to be restricted to 20% of floor area.

d)	Service Apartments	N.A.	30%	225	NR*	2	N.S.	A premise fully furnished, serviced and self contained with meal preparation and used for short-term / long term accommodation.	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.
e)	Any other Commercial Centre	N.A.	25%	100	NR*	3	Subject to statutory clearances. The development controls can vary subject to approved scheme.	N.A.	N.A.
	i. (Including Commercial component along with Railway / MRTS Stations / ISBT)	N.A.						N.S.	N.S.
	Asaf Ali Road (the area shown as commercial strip in Delhi Gate – Ajmeri Gate scheme)	N.A.	80%	200	20	3	Setbacks are not mandatory In case of rebuilding stilts shall be provided for parking.	N.A.	N.A.
	f) 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 DDA or concerned municipal body 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)	N.S.	40%**	175*	NR*	3.0 ECS per 100 sq.metres of floor area (as per Development Code Chapter of MPD–2021). All guest parking must be catered to within the motel premises themselves.	<p>i) Maximum 175 FAR shall be permissible on the plot area disclosed in the sanctioned plan as on 07-02-2007 in conformity with Government of India Notification S.O. 550 (E) dated 16-06-1995 and motel guidelines issued by Government of India, MoUD on 04-03-2002.</p> <p>ii) The motels shall face the road of minimum 30 mts. ROW (if additional land is required for road widening, same to be kept reserved out of the motel area).</p> <p>iii) Other norms and permissible activities shall be the same as applicable to hotel use premise.</p> <p>iv) Water, electric supply, sewerage, drainage, traffic circulation, provision of linking road of adequate ROW and other such infrastructure shall have to be provided by the owner at their own cost till the same is made available by the service providing agencies. The Motel owner will have to pay the external development charges including provision of linking road of adequate ROW as demanded by the concerned agencies.</p> <p>v) All motels should follow rainwater harvesting and energy conservation provision laid down under Notification and Building Bye-Laws issued by MoUD/GOI.</p> <p>vi) Disposal of waste in motels will be responsibility of the motel owner and net pollution discharge from the motels should be zero.</p> <p>vii) Modern techniques shall have to be adopted in disposal of waste in</p>	N.S.	N.S.

moteis viz. segregation of solid waste into compostable and non-compostable. Compostable waste should be deposited in localized compost pits; non-compostable should be incinerated in incinerators maintained by the motel, subject to pollution control norms. The building shall have dual piping system. Mini sewage treatment plant shall be constructed within premises for treatment of sewage and utilizing the treated water for purposes other than drinking, with dual piping system. viii) Revised building plans will be submitted to the local bodies i.e., concerned municipal body/ DDA as the case may be for sanction under building bye laws.

Terms and Conditions:

- ^Note- Additional FAR Charges, Conversion Charges, Betterment Levy/ External Development Charges etc. shall be payable as decided by the Government from time to time.
- * No restriction subject to clearance from Airport Authority of India and Fire Department of GNCTD.
- ** Ground Coverage up to 50% instead of 40% will be permissible to achieve the enhanced FAR at site(s), if their exist any height restriction from Airport Authority of India.
- i. NR* - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
- ii. FAR# - The norms of 325 FAR below 30m ROW or 375 FAR on 30m ROW or above and 40% ground coverage shall be applicable in respect of all (I) hotels including hotel plots in (a) Commercial Centres (iv), (v) and (b) Metropolitan City Centre/Central Business District except those located in LBZ area, Civil Lines Bungalow Area and hotels existing on heritage structures and (II) Hotel-cum-commercial plots. This shall apply to all categories of hotels mentioned at para 5.8. The FAR for Commercial Centres mentioned at Table 5.4(a) and (b) as well as Hotel-cum-commercial plots where apportionment of FAR shall be as per original lease conditions and shall stand enhanced automatically to that extent, for this purpose only if not available.
- iii. In case of revision of building plans to avail additional FAR, hotel can avail additional FAR only if adequate parking provision is made within the plot itself.
- [@ - In respect of hotels where the building plans stand sanctioned prior to 27.1.2006, parking standard of 3 ECS for 100 sqm of floor area shall be applicable only for the additional FAR which will be availed consequent upon amendment to MPD-2021. In respect of hotels where the building plans have been sanctioned on or after 27.1.2006, the parking standard of 3 ECS for 100 sqm of floor area shall be applicable to the entire plot.]

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

Sl. 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 2000	6	3	3	3
6	Above 2000 upto 10000	9	6	6	6
7	Above 10000	15	12	12	12

Minimum Setbacks for integrates TOD scheme

Sl. No.	Plot/ Scheme size (in sq.m)	minimum Setbacks			
		Front* (m) (for all edges facing a public ROW of 18m+)	Rear (m)	Side (m) (1)	Side (m) (2)
8	Above 3000 upto 10000	0	6	6	6
9	Above 10000	0	12	12	12

Setback to be handed back to local body as public roads
(at least 20% of plot/scheme area)