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MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE SUPERINTENDING ENGINEERING (BLDG.) HQ
TOWN HALL, CHANDNI CHOWK, DELHI - 06

Date 27.05.2009

No. D/41/SE(B)/HQ/09

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The following guidelines in consultation with the Technical Committee of DDA and the Town Planning Department of the Municipal Corporation of Delhi are issued to all concerned for processing applications/cases for approval of Building Plans on notified streets under mixed-use regulations:

1. The Building Plans on notified commercial streets/roads can be sanctioned for commercial use/partly commercial/partly residential/fully residential as per the choice of the applicant.
2. The Development Control Norms prescribed for residential building as per MPD-2021/its amendments shall be applicable on the plots abutting notified roads. In the cases of plot abutting Notified Commercial Streets, a note regarding Development Control Norms be given on the Building Plans stating that "This is a one time facility for plot allottees/owners in such commercial areas/streets and shall not be construed as relaxation of the Development Control Norms in future" as per MPD-2021 amended Clause No. 15.12.3 (v).
3. The activities permitted in the Local Shopping Centre shall be allowed while sanctioning Building Plans on notified commercial streets.
4. Activities permitted on mixed use streets under mixed use regulations in MPD-2021/its amendments shall be allowed in the case of plots abutting in mixed use streets on ground floor only and upper floors shall be for the residential use.
5. One time conversion charges as per notification dated 22.06.2007 and as amended from time to time shall be charged for the area being sanctioned for commercial use on notified commercial streets.
6. The parking space shall be provided within the plot @2 ECS/100 sq.m. of the proposed built up area of the entire plot in the case of plots abutting notified commercial streets. These parking norms shall be ensured even if the Building Plans are being considered as partly residential, partly commercial or fully residential.
7. In case of plots abutting on mixed use street, the parking space shall be provided within the plot @2 ECS/100 sq.m. of proposed built up area of ground floor. Parking shall be provided for residential portion of upper floors as per MPD-2021 i.e. @ 1 ECS/100 sq.m. of built up area for plots of area more than 300 sq.m. total @ 2 ECS sq.m. for plot area between 250 and 300 sq.m. no parking required for plots of area less than 250 sq.m. These parking norms shall be ensured within the plot even if the Building Plans are being considered as partly residential, partly commercial or fully residential for the ground floor portion.
8. In case where Building Plans were sanctioned for residential use but constructed as commercial before getting the completion certificate; the revised Building Plans indicating the residential and commercial use shall be submitted after incorporating the required parking as per commercial norms within the plot as mentioned in above paras for sanction of revised Building Plans thereafter for issue of completion certificate, the required parking shall be provided within the plot.

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9. In case of properties which are already built up and the use of the premises is changed from residential to commercial on notified/mixed use streets or commercial streets, parking is to be provided on total plot area as per notification dated 22nd June, 2007 till an amendment is issued in this regard. However, plot owners who come for sanctioning of Building Plans including addition and alteration shall provide for parking within the plot @ 2 ECS/100 sq.m. of the proposed built up area under commercial use.
10. The basement can not be sanctioned as commercial on notified roads (free of FAR). If sanctioned as commercial the same shall be counted in FAR subject to relevant provisions of building bye-laws, structural safety and fire safety clearance, after ensuring the required parking first.
11. In case of existing basement being used as commercial prior to notification of MPD-2021, the same shall be regularized as per clause 15.12.3 (vii) of MPD-2021 as amended vide notification dated 12.08.2008.
12. The Building Plans can not be sanctioned for "other activities" as per clause 15.7 of MPD-2021 as permitted under mixed use regulations. However, the initial approval to the Building Plans can be accorded for residential use & subsequently it could be used for other activities subject to the condition laid down in MPD-2021 including payment of conversion and parking charges.

This issues with the approval of Commissioner, MCD

per b
S.E. (Bldg.)HQ

Distribution :

1. All Zonal Deputy Commissioner.
2. Engineer-in-Chief.
3. Chief Town Planner.
4. All Zonal Suptdg. Engineers.
5. All Executive Engineers (Bldg.)
6. Director (Press & Information.

Copy for information :

1. Secy. To Commissioner.
2. All Addl. Commissioners.
3. Addl. Commissioner (Slum & JJ)
4. Chief Vigilance Officer.

Copy also for information :

1. Mayor.
2. Deputy Mayor.
3. Chairman, Standing Committee.
4. Leader of the House.
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