



MUNICIPAL CORPORATION OF DELHI
OFFICE OF ADDITIONAL COMMISSIONER (ENGG.)
6th FLOOR: DR S.P.M. CIVIC CENTRE, MINTO ROAD,
NEW DELHI-110002

No. Addl.Cmr.(Engg.)/MCD/2026/D-378

Date: 20-08-2026

CIRCULAR

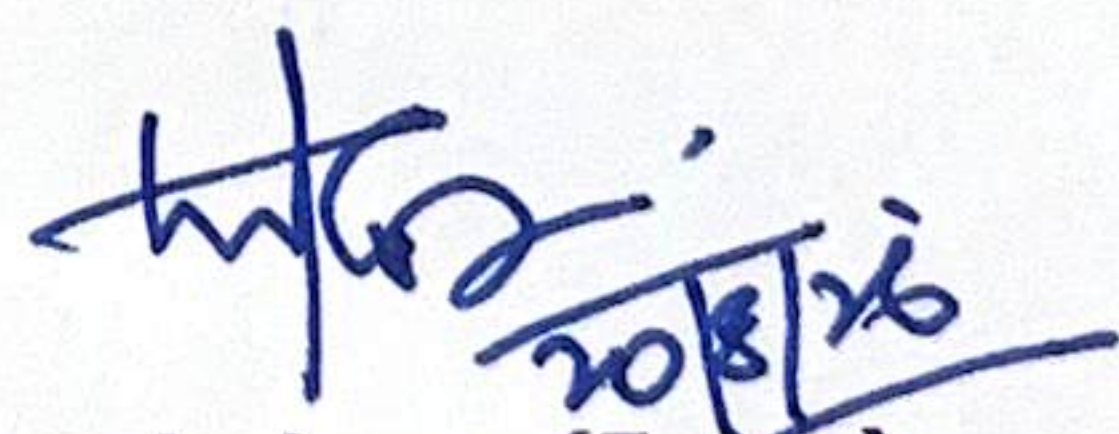
Subject: - National Capital Territory of Delhi (Recognition of property rights of residents in unauthorized colonies) (Amendment) Regulations, 2026 – **Revision of Rates for Regularization of Built-up Area.**

1. In view of the clarifications received from DDA vide letter dated 20.08.2026, it is apparent that the UBBL-2016 charges namely (1) Permit Fee, (2) Betterment Charges, (3) Levy, (4) Addl. Levy, (5) Plinth Fee, (6) Pre-occupancy Charges, (7) Charges for construction without sanction as well as Labour Cess shall not be applicable during regularization of structures existing as on 06.04.2026 in PM-UDAY Colonies. However, charges namely (1) Compensatory Regulatory Charges, (2) C&D Charges, (3) Development Charges & (4) Admin / IT Charges, circulated by MCD, which are not covered by UBBL-2016, shall be levied.
2. In the case of an existing structure, where the Floor Area ratio exceeds the Floor Area ratio specified under the Master Plan for Delhi, Penal Floor Area Ratio Charges shall be levied at three times the addition floor area ratio charges, as notified by the Delhi Development Authority from time to time. The same form part of clarification received from DDA vide letter dated 20.08.2026.
3. The "one time use conversion charges for mixed use / commercial use of the premises in different categories of colonies" as notified vide DDA Notification dated 29.06.2018 and as modified / amended time to time by DDA, shall be applicable against "Use Conversion" in PM-UDAY Colonies.
4. As per regulation (6) of Notification dated 06.04.2026, *"any building or property opting for reconstruction or re-development shall comply with the provisions of the Unified Building Bye Laws, 2016, as amended from time to time."* Accordingly, and as per clarification by DDA vide letter dated 20.08.2026, all kind of charges, on future cases of reconstruction or re-development, shall be applicable / levied analogous to the charges applicable on other UR Colonies.

(Leela Dhar Meghwal)
Additional Commissioner (Engg.)

Copy to:

1. Commissioner, MCD – for kind information.
2. Chief Engineer (Bldg.) HQ – for reference.
3. All Zonal DCs – for reference.
4. Director (IT) – for necessary implementation on Swagam Portal
5. Office Copy.


Additional Commissioner (Engg.)



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
योजना क्षेत्र- 'जे' व अनधिकृत कॉलोनी सैल
PLANNING ZONE- 'J' & U.C. CELL
12वीं मंजिल, विकास मीनार, इंद्रप्रस्थ एस्टेट, नई दिल्ली -110002
12th Floor, Vikas Minar, Indraprastha Estate, New Delhi-110002

संख्या: PLG/MP/0328/2022/F-22/D- 209
कंप्यूटर संख्या: 46247

दिनांक: 20.08.2026

सेवा में,

Additional Commissioner (Engg.),
MCD, 6th Floor, Dr. S.P.M. Civic Centre,
Minto Road, New Delhi-110002

विषय: Applicability of Regularization Charges in PM-UDAY Colonies, upto permissible FAR as stipulated in UBBL-2016.

संदर्भ: i) MCD Letter No. Addl. Commr. (Engg.)/MCD/ 2026/D-257 dated 29.05.2026
ii). MCD Letter No. Addl. Commr. (Engg.)/MCD/ 2026/D-308 dated 08.07.2026

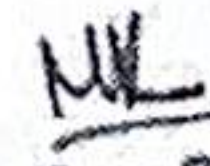
महोदय,

This is in reference to the above mentioned letters wherein MCD has sought clarification regarding applicability of regularization charges in PM-UDAY colonies upto permissible FAR as stipulated in UBBL-2016. In this regard, the following clarifications may kindly be seen.

1. The Regulations dated 06.04.2026 clearly provide for regularization of unauthorized colony specified in the notification on "as-is, where-is basis". It also provides that the regularization shall be confined to the existing structure. Further in case of any existing structure, where the Floor Area Ratio exceeds the Floor Area Ratio specified under the Master Plan for Delhi. Penal Floor Area Ratio charges shall be levied at three times the additional FAR charges, as may be notified by the Delhi Development Authority from time to time.
2. The Para '5' of the regulations clearly specifies that layout plan of the colony shall not be a prerequisite for the approval of Building Plans in respect of existing structure.
Further in its Para '6' it is clearly stated that any building or property opting for Reconstruction or Redevelopment shall comply with the provisions of the Unified Building Bye-Laws-2016, as amended from time to time.
3. It may be seen that the provision of UBBL-2016 and all the charges arising thereof shall be liable once any building or property opts for Reconstruction or Redevelopment only.

This issues with the approval of Competent Authority.

भवदीया,


20.8.26

निदेशक (योजना)
ज़ोन-जे व यू.सी. सैल / दि.वि.प्रा.

प्रतिलिपि (सूचनार्थ):

1. Under Secy. Delhi Division-I, MoHUA, Sankalp Bhawan, New Delhi- 110001
2. Commissioner (Plg.), 6th Floor, Vikas Minar, IP Estate, New Delhi- 110002
3. Director (PM-UDAY), Vikas Sadan, New Delhi-110023

निदेशक (योजना)
ज़ोन-जे व यू.सी. सैल / दि.वि.प्रा.