



MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE ADDITIONAL COMMISSIONER (Engg.)
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No. Addl. Comm. (Engg.)/MCD/2026/D-219

Date: 12-05-2026

Subject: Regarding regularization of properties falling in 1511 Unauthorized Colonies listed under PM UDAY as per the Gazette Notification dated 06.04.2026

The Delhi Development Authority ity has issued a Gazette Notification vide No. LM/PM/0045/2026/UDAY/MISC-0/0 DD (PM UDAY-HQ), with the prior approval of the Central Government, regarding recognition of property rights of residents in unauthorized colonies under the provisions of the National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorized Colonies) Regulations, 2019,

As per the said notification, 1511 unauthorized colonies are to be regularized under the PM-UDAY Scheme on an "as is, where is basis, with a cut-off date of 06.04.2026 for residential use. The process of regularization of constructions falling within these colonies shall be undertaken through the designated PM-UDAY regularization portal.

The following guidelines shall be adopted while processing applications for regularization:

1. Land use of all plots/buildings in unauthorized colonies shall be treated as residential.
2. Construction existing on or before 06.04.2026 shall be considered for regularization on "as is, where is" basis. Any development thereafter shall be governed by provisions of Master Plan of Delhi 2021 and Unified Building Bye-Laws 2016 (as amended).
3. Ownership shall be established based on Conveyance Deed / Authorization Slip issued under PM-UDAY, along with subsequent chain of sale documents, as integrated in the portal..
4. FAR exceeding permissible limits shall be compounded at three times the applicable rates of additional FAR, as per the category of the colony.
5. Absence of approved/notified layout plans shall not be a bar for considering regularization.
6. The property must have direct access to a public street.
7. Small shops up to 10 sqm may be regularized on roads with a ROW less than 6 metres and shops upto 20 sqm on roads with a minimum ROW of 6 metres.
8. Reconstruction/redevelopment shall be governed by provisions of Unified Building Bye-Laws 2016 (Amended).
9. Applicable regularization charges shall be levied as per prevailing norms.
10. No site inspection by MCD officials is required for constructions existing up to 06.04.2026, built up area reflected in Conveyance Deed / Authorization Slip / on the basis of Drone Survey / any other documents shall be processed for regularization.

This issues with the prior approval of the Competent Authority for necessary compliance by all concerned.


Additional Commissioner (Engg.)

Distribution:

1. All Zonal Deputy Commissioner- for information and necessary action.
2. Director IT- to upload the above circular on the website of MCD
3. All SE (Zones) - for information and necessary action.
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1. PS to Commissioner, MCD - for kind information of Commissioner.
2. Chief Engineer (B) HQ- for information and necessary action.
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Additional Commissioner (Engg.)







