

(MASTER PLAN SECTION) 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.

Table with 3 columns: Para / S.No., Existing Provisions, Proposed Amendments / Modifications. Contains MPD 2021 and Chapter 1.0 - INTRODUCTION details.

CHAPTER 3.0 - DELHI URBAN AREA 2021

Table 3.3: Hierarchy of Urban Development

Table with 3 columns: Level, Facilities, To be provided/indicated LOP ZP. Lists various urban facilities like Community Population, District Population, and Zonal/Sub City Population.

CHAPTER 4.0 - SHELTER

3. Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation-In-situ Up-gradation/ Rehabilitation of Slum & JJ Clusters, Resettlement Colonies, Schemes for rehabilitation of project-affected persons and for Unsafe Buildings and EWS public housing schemes.

4. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum & JJ Rehabilitation Scheme, schemes for rehabilitation of project-affected persons and for Unsafe Buildings and EWS public housing schemes.

Para 4.3 Night Shelter

6. Special provisions should be made for the homeless, women and children including the differently abled persons, orphans and old age persons. Further, to the development of night shelters....

4.4 DEVELOPMENT CONTROLS FOR RESIDENTIAL USE ZONE

7. 4.4.2 SUB-DIVISION OF RESIDENTIAL ZONE (RD) INTO USE PREMISES

8. A new para '4.4.2B USE PREMISES FOR RESIDENTIAL USE ZONE AT SECTOR LEVEL' is inserted after para '4.4.2A'. Details are as under: 4.4.2B USE PREMISES FOR RESIDENTIAL USE ZONE AT SECTOR LEVEL

Table 4.2: Infrastructure Requirement for layout at Residential Neighbourhood Level

Table with 2 columns: S.No., Use Premises. Lists utilities and segregation facilities.

Table 4.3: Uses/Use Activities Permitted in Use Premises

Table with 6 columns: Use Premises, Definition, Use/Use Activities Permitted. Lists Hostel, Guest House, Lodging & Boarding House, Dharamshala or its equivalent.

11. No provisions. A new Use premise titled 'Studio Apartment' is inserted in the Table 4.3 in the end, as under:

Table with 3 columns: Use Premises, Definition, Use/Use Activities Permitted. Details for Studio Apartment.

4.4.3 CONTROLS FOR BUILDING/BUILDINGS WITHIN RESIDENTIAL PREMISES

12. No provisions. A new para 'H. Studio Apartments' is inserted after para 'G'. Details are as under: H. STUDIO APARTMENTS

4.4.3 B. Residential Plot – Group Housing

13. (v) ... Such flats should have a carpet area between 25 to 40 sqm. ....

CHAPTER 5.0-TRADE AND COMMERCE

Table 5.1: Five-Tier System of Commercial Areas

14. No provisions. Following note as S.No. (v) is added after S.No. (iv) in the Notes below Table 5.1: (v) The non-residential activities permitted as per Mixed Use Regulations in residential plots will be permitted in Commercial Centres.

Para 5.8 HOTELS

15. 5.8 HOTELS Delhi is ... Public Semi-Public facilities, wholesale markets, transport nodes, etc. To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House/Dharamshala/Hostel have been proposed.

16. No provisions. A new para '5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION' is inserted after para '5.8 (A)'. Details are as under: 5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

Table 5.4: Development Controls – Commercial Centres

Table with 6 columns: Use/use Premises, Maximum Coverage, FAR, Height, Parking Standard, Other contr-ols. Lists Service Apartments.

Table 5.5: Definitions and Activities Permitted in Use Premises

Table with 3 columns: Use Premises, Definition, Activities Permitted. Lists Service Apartment.

CHAPTER 11.0 - URBAN DESIGN

19. v) Continuity of the sidewalks should be maintained in terms of the width, surface treatment, curb cuts, tree and street furniture locations, for the pedestrians and differently abled persons.

Para 11.6.1 STREET FURNITURE AND SIGNAGE

20. Street furniture and signage should be designed sensitively considering the land use, intensity of activity and other identified design districts. Their design must also reflect respect to pedestrians and physically challenged people.

CHAPTER 12.0 - TRANSPORTATION

21. ii. The multimodal system will be integrated with safe facilities for pedestrians, bicyclists, differently abled persons and Intelligent Transport System (ITS) enabled taxis and three-wheeled scooter rickshaws (TSR).

Para 12.1 INTEGRATED MULTI - MODAL TRANSPORT SYSTEM

22. Intermediate Passenger Transport (IPT) and private modes on selected corridors to be identified as per the needs from time to time. All roads should be made pedestrian, disabled and bicycle friendly as far as possible.

CHAPTER 13.0 - SOCIAL INFRASTRUCTURE

Para 13.2 EDUCATION

23. v) Requirement of schools and training centres for mentally and physically challenged with differential development norms are given.

Table 13.3: Planning Norms and Standards for Education Facilities

Table with 5 columns: Sl. No., Category, Population/unit (approx.), Plot Area. Lists Sr. Secondary School.

24. Words 'Secondary School' have been added, as under:

Table with 5 columns: Sl. No., Category, Population/unit (approx.), Plot Area. Lists School for Physically challenged.

Table 13.4: Development Controls for Education Facilities

Table with 5 columns: Sl. No., Category, Maximum FAR, Height, Other Controls. Lists Sr. Secondary School.

27. Words 'Physically challenged' are replaced with 'differently abled persons', as under:

Table with 5 columns: Sl. No., Category, Maximum FAR, Height, Other Controls. Lists School for Physically challenged.

Table 13.17: Development Controls for Social-Cultural Facilities

Table with 5 columns: Sl. No., Category, Maximum FAR, Height, Other Controls. Lists Community Recreational Club.

Notes: i) In case of Community Recreational Clubs, 50 FAR shall be admissible on the area beyond 2000 sqm. and below 5000 sqm. ii) In case of Recreational Club, 50 FAR shall be admissible on the area beyond 5000 sqm. and upto 10,000 sqm.

Table 13.18: Planning Norms and Standards for Other Community Facilities

29. No provisions. New category titled 'Service Apartment' is inserted as S.No. (g) after S.No. (f) and Notes (i) to (iii) are added below the said table. Details are as under:

Table with 4 columns: Sl. No., Category, Population/Unit (approx.), Max. Plot Area. Lists Service Apartment.

Notes: i) The maximum size of the apartment will be 60sqm built-up. ii) The plots should be located on road facing minimum width of 12m. iii) Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.

30. Word 'Physically' is replaced with 'differently abled persons', as under:

Table with 5 columns: Sl. No., Category, Population/Unit (approx.), Max. Plot Area. Lists Care Centre for Physically-Mentally challenged.

Table 13.19: Development Controls for Other Community Facilities

31. No provisions. New category titled 'Service Apartment' is inserted as S.No. 4, as under:

Table with 5 columns: Sl. No., Category, Gr. Cov., FAR, Height, Other Controls. Lists Service Apartment.

32. Word 'Physically' is replaced with 'differently abled persons', as under:

Table with 5 columns: Sl. No., Category, Maximum FAR, Height, Other Controls. Lists Old Age Home/Care Centre for physically challenged/Mentally challenged/Working women/men hostel/Adult Education Centre/Orphanage/Children's Centre/Night Shelter.

Table 13.21: Educational Facilities

Table with 5 columns: Sl. No., Use Premises, Definitions, Activities permitted. Lists Senior Secondary School.

34. Words 'Physically challenged' are replaced with 'differently abled persons', as under:

Table with 5 columns: Sl. No., Use Premises, Definitions, Activities permitted. Lists School for Mentally/Physically challenged.