

Table 13.27: Socio-Cultural and Community Facilities

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| 35. | | | | The words 'Working women/Men Hostel' and 'working women/men' have been deleted. Word 'Physically' is replaced with 'differently abled persons', as under: | | | | |
| | Sl. No. | Use Premises | Definitions | Activities permitted | Sl. No. | Use Premises | Definitions | Activities permitted |
| | 22. | Old Age Home / Care Centre for Physically / Mentally challenged / Working women / Men Hostel | A Premise having the facility of caring and training boarding & lodging of the elderly / physically/ mentally challenged / working women/ men. | Care home with residential facility, residence (for management and maintenance staff), primary school, recreational, library, health, gym, canteen, dining facility. | 22. | Old Age Home / Care Centre for differently abled persons Mentally challenged | A Premise having the facility of caring and training boarding & lodging of the elderly / differently abled persons /mentally challenged | Care home with residential facility, residence (for management and maintenance staff), primary school, recreational, library, health, gym, canteen, dining facility. |
| 36. | No provisions. | | | New Use Premise titled 'Service Apartment' is inserted as S.No. 4, as under: | | | | |
| | Sl. No. | Use Premises | Definitions | Activities permitted | | | | |
| | 25. | Short Term Accommodation (Hostel/Guest House/ Boarding and Lodging House/Working women-men Hostel/ Service Apartment) | A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation. | i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR). | | | | |

CHAPTER 17.0 - DEVELOPMENT CODE

SUB/CLAUSE 8 (2) PERMISSION OF USE PREMISES IN USE ZONES

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| 37. | | | | | | | A new use premise titled 'Studio Apartment' is inserted at S.No. 'iii' and subsequent number are changed. Use premises at S.No. 'vi' and 'vii' are clubbed and a new use premise titled 'Short term Accommodation—Hostel/ Guest House/ Lodging & Boarding House/Working Women-Men Hostel, Dharamshala and its equivalent/Service Apartment' is added at S.No. 'vii'. Details are as under: | | | | | | |
| | Sl. No. | Use Premises | Use Zones | | | Sl. No. | Use Premises | Use Zones | | | | | |
| | RD | RESIDENTIAL | RD | C1 | C2 | M | PS | RD | C1 | C2 | M | PS | |
| | i | Residential plot - Plotted Housing | P | P** | NP | NP | NP | i | Residential plot - Plotted Housing | P | P** | NP | NP |
| | ii | Residential plot - Group Housing | P | P | NP | NP | P | ii | Residential plot - Group Housing | P | P | NP | NP |
| | iii | Residence-cum-Work Plot | P | P | NP | NP | NP | iii | Studio Apartment | P | NP | NP | NP |
| | iv | Foreign mission | P | P | NP | NP | NP | iv | Residence-cum-Work Plot | P | P | NP | NP |
| | v | Hostel/Old age home | P | P | NP | P | P | v | Foreign mission | P | P | NP | NP |
| | vi | Guest House, Boarding and Lodging House | P | P | P | NP | P | vi | Hostel/Old age home | P | P | NP | P |
| | vii | Dharamshala and its equivalent | P | P | NP | NP | P | vii | Short term Accommodation—Hostel/Guest House/ Lodging & Boarding House/Working Women-Men Hostel, Dharamshala and its equivalent/ Service Apartment | P | P | P | P |
| | viii | Community Hall/ Barat Ghar | P | P | NP | NP | P | viii | Community Hall/Barat Ghar | P | P | NP | NP |
| | ix | Night Shelter | P | P | P | P | P | | | | | | |
| | x | Community/Recreation al hall, Library, Reading Room, Society Office, Crèche and Day Care Centre | P | P | P | P | P | | | | | | |

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|----|---|---|---|---|---|---|
| ix | Night Shelter | P | P | P | P | P |
| x | Community/Recreation al hall, Library, Reading Room, Society Office, Crèche and Day Care Centre | P | P | P | P | P |

| | | | | | | | | | | | | | | |
|-----|----------------|--|------------------|----|----|----------------|--|------------------|--|----|----|----|----|----|
| 38. | | | | | | | Words 'Physically challenged' are replaced with 'differently abled persons', as under: | | | | | | | |
| | Sl. No. | Use Premises | Use Zones | | | Sl. No. | Use Premises | Use Zones | | | | | | |
| | PS | PUBLIC AND SEMI PUBLIC FACILITIES | RD | C1 | C2 | M | PS | PS | PUBLIC AND SEMI PUBLIC FACILITIES | RD | C1 | C2 | M | PS |
| | vi | School for Mentally/ Physically Challenged | P | NP | NP | NP | P | vi | School for Mentally Challenged/differently abled persons | P | NP | NP | NP | P |

Notes of the SUB/CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES

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| 39. | No provisions. | Following note is added as S. No. 'viii)' in the Notes under Sub-clause 8(2) [as per earlier proposals two notes are already proposed to be added after S. No. 'v)']: viii) Use premise which are to be provided/ permitted while preparing plans for Residential Use Zone at sector level given in para 4.4.2 A and B, shall be permitted in other use zones as above. These Use Premises are also permitted while preparing layout plans for respective Use Zone with the approval of concerned local body and approval of the Authority is not required. |
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General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES

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| 40. | 2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. | Following sentences are added to Note 2: 2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances: a) In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. may be relaxed. b) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water - reservoirs, other equipments, etc. |
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CHAPTER 18.0 - PLAN REVIEW AND MONITORING

Table 18.1 Monitoring Framework for Development

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| 41. | | | | | | | Words 'Physically handicapped/ challenged' are replaced with 'differently abled persons', as under: | | | | | |
| | Components | IV. SOCIAL INFRASTRUCTURE | | | | | Components | IV. SOCIAL INFRASTRUCTURE | | | | |
| | b. Education | i) School for physically handicapped | | | | | b. Education | i) School for differently abled persons | | | | |
| | g. Other community facilities | iv) Care centre for mentally and physically challenged | | | | | g. Other community facilities | iv) Care centre for mentally and differently abled persons | | | | |

2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above.

File No: F.20(04)/2013-MP

Dated: 28.05.2013

Place: New Delhi

Sd/-

Commissioner-cum-Secretary,
Delhi Development Authority

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