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**MINISTRY OF URBAN DEVELOPMENT**  
**(Delhi Division)**

**NOTIFICATION**

New Delhi, the 7th September, 2006

**S.O. 1456(E).**— Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi 2001, were published in the Gazette of India, Extraordinary as public notice vide S.O. No. 1161 (E) dated 21<sup>st</sup> July 2006, by the Delhi Development Authority in accordance with the provisions of section 44 of the Delhi Development Act 1957 (61 of 1957) inviting objections and suggestions as required under sub-section (3) of Section 11 A of the said Act, within thirty days from the date of the said notice;

2. Whereas the objections and suggestions received with regard to the proposed modifications were considered by a Board of Inquiry duly constituted by Delhi Development Authority under the relevant rules, and the Authority, after considering the report of the said Board, has recommended the modification of the Master Plan of Delhi 2001 as envisaged in the said public notice, with certain changes;

3. And Whereas the Central Government has, after carefully considering all relevant aspects of the matter, decided to modify the Master Plan for Delhi 2001;

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11 A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi 2001 with effect from the date of Publication of this Notification in the Gazette of India.

**Modification:**

In Gazette of India, Part II, section 3, sub-section (ii) dated 1.8.1990 the following shall be incorporated:-

(i) On page 165(RHS) under CLAUSE 10.0 MIXED USE REGULATIONS the existing provisions, as modified vide notification S.O. No. 425(E) dated 28.3.2006 shall be substituted by the following:-

**10.0 MIXED USE REGULATIONS**

This chapter covers the policy for mixed use of land for certain permissible purposes. The policy acknowledges the need for permitting use of land for purposes other than that for which it was originally envisaged and lays down the conditions under which this may be applied in different situations. The general procedure to be followed for implementation of the said policy, and mitigating measures to be taken to counter the effect of such non-intended use in such areas are also described.

**10.1 GOVERNING PRINCIPLES FOR MIXED USE**

- i. Mixed use for the purposes of this Chapter means the provision for non-residential activity in residential premises.
- ii. The policy aims to balance the socio-economic need for such activity and the environmental impact of the said activity in residential areas.
- iii. Mixed use allows access to commercial activities in the proximity of the residences and reduces the need for commuting across zones in the city. However at the same time, it needs to be regulated in order to manage and mitigate the associated adverse impact related to congestion, increased traffic and increased pressure on civic amenities.
- iv. The over-riding principles for permitting mixed use are the need to acknowledge and make adequate provision for meeting community needs, mitigating environmental impact and providing for safe and convenient circulation and parking.
- v. Mixed-use shall not be permitted in the Lutyens Bungalow Zone, Civil Lines, Government housing, institutional and staff housing of public and private agencies and buildings/precincts listed by the Heritage Conservation Committee.

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**10.2. MIXED USE IN RESIDENTIAL AREAS:****10.2.1. DIFFERENTIATED APPROACH:**

i) The need for a differentiated approach to mixed use policy arises from the fact that Delhi, being the country's capital and an important centre of economic activity has a large diversity in the typology of residential areas. Apart from the planned residential colonies built as part of Lutyens' Delhi as well as through the process of planned development undertaken by the Delhi Development Authority, there are authorized residential areas in the Walled City, Special areas and urban villages. Other planned areas include resettlement colonies and pre-Delhi Development Act colonies, including post-partition rehabilitation colonies. There are also regularized-unauthorized colonies; unauthorized colonies as well as slums and jhuggi jhonpri clusters in various parts of Delhi.

ii) Moreover, the extent of non-residential activity seen as being necessary or desirable by the residents themselves varies from area to area based on the socio-economic status of the residents as well as the past pattern of development in that area. While certain colonies may need non-residential activity as an integral part of their livelihood, some others may wish to preserve the residential character of their colonies and neighborhood.

iii) Hence it is proposed to follow a differentiated approach in the application of the mixed use policy in Delhi. The

differentiated approach would be based on categorization of colonies from A to G as adopted by MCD for Unit Area method of property tax assessment.

#### 10.2.2. TYPES OF MIXED USE

Subject to the provisions of this notification, the following three broad types of mixed use shall be permissible, in residential premises:

- i) Commercial activity in the form of retail shops as per conditions given in para 10.6 in plots abutting notified mixed use streets.
- ii) "Other activity" broadly in the nature of 'Public and Semi-Public' facilities listed in para 10.7.1 and as per conditions specified in para 10.7, in plots abutting roads of minimum ROW prescribed in para 10.3.2.
- iii) Professional activity as per conditions specified in para 10.8.

The above mentioned types of mixed use shall be subject to the general terms and conditions specified in the succeeding paragraphs.

#### 10.3 IDENTIFICATION OF MIXED USE AREAS IN EXISTING URBAN AREAS AND URBANIZABLE AREAS:

The identification of mixed use areas / streets in both the urbanized/urban as well as urbanizable areas of Delhi would be as follows:

- 10.3.1. In already urbanized /urban areas, mixed use shall be permissible in the following areas:

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- i. On all streets/ stretches already notified by the competent authority under MPD 2001 and indicated in **Annexure-I** (List of identified stretches / Streets).
- ii. Residential areas and Streets/ stretches earlier declared as commercial areas/ streets or where commercial use was allowed in MPD 1962 shall continue such use at least to the extent as permissible in MPD 1962.
- iii. Commercial activity existing from prior to 1962 in residential areas, subject to documentary proof thereof.
- iv. Identification and Notification of mixed use streets in future, shall be based on the criteria given in para 10.3.2 and as per procedure prescribed in para 10.3.3, and given wide publicity by the local bodies concerned.

10.3.2. The extent of mixed use permissible in various categories of colonies is further clarified as follows:

1. **In colonies falling in categories A and B:**

No commercial activities will be permissible in the colonies of A & B categories **except** the following:

- Professional activity, subject to conditions given in para 10.8.
- Mixed use and Commercial activity up to one plot depth, in plots abutting Master Plan roads that are notified as mixed use streets, and Commercial streets respectively, since such roads are not internal to the colonies (provided that the request of the RWA concerned shall not be necessary for notifying the Master Plan Roads abutting the colonies, as mixed use streets or Commercial Streets).

- "Other activity" restricted to Guest Houses, Nursing Homes and Pre-primary Schools, as defined in para 10.7.1, subject to conditions contained in para 10.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New Banks and Fitness Centres will not be permissible with effect from the date of this notification. Banks and Fitness Centres, which already exist, in accordance with notifications issued in this regard under Master Plan for Delhi 2001, from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall, however, remain permissible.
- Retail shops in terms of para 10.6. on such mixed use streets with a minimum 18 m ROW, within the colony, in regular residential plotted development, as are notified in terms of para 10.3.3, if there is a specific request of the RWA concerned, in terms of para 10.10.

**Note:**

Commercial activity on mixed use streets, within A & B category colonies, earlier notified under MPD 2001 shall cease with immediate effect (other than in plots abutting Master Plan roads).

2. **In colonies falling in categories C and D:**

- Mixed use in the form of Retail shops shall continue to be permissible as per conditions in para 10.6, in plots abutting notified mixed use streets listed in Annexure I.

- "Other activity" in terms of para 10.7 shall be permissible in plots abutting roads of minimum 18 m ROW in regular plotted development, 13.5 m ROW in rehabilitation colonies and 9m ROW in Walled City, Regularized-Unauthorized colonies, resettlement colonies, Special areas, and Urban Villages, subject to conditions in para 10.7.
  - Notification of mixed use streets in future, of minimum 18 m ROW in regular residential plotted development, 13.5 m ROW in rehabilitation colonies and 9 m ROW in Regularized-unauthorized colonies, resettlement colonies, Walled city, Special Area and urban villages in terms of para 10.3.3 shall be subject to consultation with RWAs concerned in terms of para 10.10.
  - Mixed use shall be permissible in Pedestrianised Shopping streets as per para 10.3.3.
  - Professional activities shall be permissible as per conditions laid down in para 10.8.
3. **In colonies falling in categories E, F and G:**
- Retail shops shall continue to be permissible as per conditions in para 10.6., in plots abutting notified mixed use streets listed in Annexure I.
  - "Other activity" in terms of para 10.7 shall continue to be permissible in plots abutting roads of minimum 13.5 m ROW in regular plotted development, 9 m ROW in rehabilitation colonies and 6m ROW in Walled City, Regularized-Unauthorized colonies, resettlement

colonies, Special areas, and urban Villages subject to conditions in para 10.7.

- Professional activities shall be permissible subject to conditions in para 10.8.
- Notification of mixed use streets in future, of minimum 13.5 m ROW in regular residential plotted development, 9 m ROW in rehabilitation colonies and 6 m ROW in Regularized-Unauthorized colonies, resettlement colonies, walled City, Special Area and urban villages shall be in terms of para 10.3.3.
- Mixed use shall be permissible in Pedestrianised Shopping streets as per para 10.3.3.

4. **Group housing in all categories of colonies:**

- Only professional activity shall be permissible. Retail shops specifically provided for in the lay out plan of group housing would be permissible.

5. **In respect of colonies falling in NDMC area**

(excluding Lutyens Bungalow Zone, Government housing, institutional and staff housing of public and private agencies and buildings/precincts listed by the Heritage Conservation Committee), existing mixed use streets / stretches will be notified by NDMC. Future notification of mixed use streets/ stretches will be done on a field level survey to assess the community needs, environmental impact and traffic circulation/ adequate parking and in consultation with Residents Welfare Associations concerned.

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**10.3.3. Notification of mixed use streets in urban areas in future:**

- i). The minimum ROW for Identification of a street or stretch of road as mixed use street would be as follows:
- In A&B Colonies: 18m ROW in regular plotted development, if there is a specific request of the RWA concerned.
- In C&D colonies: 18 m ROW in regular residential plotted development, 13.5 m ROW in rehabilitation colonies and 9 m ROW in Regularised-Unauthorised colonies, resettlement colonies, Walled City, Special area and urban villages; in consultation with RWA concerned.
- In E,F&G Colonies: 13.5 m ROW in regular plotted development, 9 m ROW in rehabilitation colonies and 6m ROW in Walled City, Regularized-Unauthorized colonies, resettlement colonies, Special areas, and Urban Villages.
- ii) Streets of less than 9 m (or 6 m in E, F & G category colonies) ROW in Regularised-Unauthorised colonies, resettlement colonies, urban villages, Special Area and Walled City, if notified for mixed use, shall be declared as Pedestrian Shopping Streets (PSS) and will not be open to motorized transport.

**Note:**

- (a) Request of the RWA concerned or consultation with RWAs concerned, shall not be necessary for notifying the Master Plan Roads abutting the colonies as mixed use streets, since such roads are not internal to the colonies.
- (b) Specific request of or consultation with RWA concerned shall be governed by para 10.10
- iii) For the notification of mixed use streets, local bodies shall be required to carry out within a reasonable time of the Notification coming into force, and with due expedition, a survey of all streets of the above-mentioned width, if not already done, with a view to identifying stretches of such streets as mixed use streets.
- iv) The field survey shall assess the extent of existing non-residential use on the street, the stretch of the street to be notified, the additional requirement of civic amenities and the provision for traffic circulation and parking.
- v) The notification shall be issued by the local body/ Authority, with the approval of the Competent Authority under the relevant Act, immediately after the field survey is completed.

**10.3.4. Notification of mixed use streets in urbanizable areas in future:**

In new urbanizable areas, mixed use shall be permissible in the following areas:

- i) In newly developed residential areas, mixed use as specified above shall be permitted only on residential plots abutting 18 m. ROW roads.
- ii) In villages that are declared as urban and get integrated into the process of development, mixed use shall be permissible in areas/ stretches identified in the local area plan/ lay out plan prepared for such integration.
- iii) The layout plan in such new areas shall earmark such stretches/ plots and notify them under the Mixed Use Policy at the time of grant of permission for layout plan in the case of private development and at the time of disposal by allotment or auction in the case of areas developed by DDA.

#### **10.4 GENERAL TERMS AND CONDITIONS GOVERNING MIXED USE:**

In terms of the conditions prescribed for different categories of colonies, in para 10.3.2, and provided that the plot abuts a notified mixed use street (in the case of retail shops) or a road of prescribed minimum ROW (in the case of other mixed use activities), mixed use shall be permitted, subject to the following general terms and conditions:

##### **In residential plotted development:**

- (i) Where there is only one dwelling unit in a residential plot, only one type of mixed use (i.e., retail shop as per para 10.6 OR professional activity OR one of the other activities listed in para 10.7) shall be permissible in that unit.

- (ii) Where there are more than one dwelling units in a residential plot, each of the dwelling units will be permitted to have only type of mixed use activity (either retail shop as per para 10.6, OR professional activity OR any one of the other activities listed in para 10.7)

**In group housing:**

- (iii) In group housing, only professional activity is permissible. Retail shops shall be permissible if specifically provided for in the lay out plan of group housing.

**Other terms and conditions:**

- (iv) No encroachment shall be permitted on the streets or public land.
- (v) Development control norms as applicable for the particular residential use will continue to be applicable, even if the plot/ dwelling unit is put to mixed use.
- (vi) If the notified street is a Master Plan Road, and if a service road is available or provided for by local bodies, then, the mixed use premises should be approached from such service road and not directly from the main carriageway,
- (vii) In plotted development, front setback should not have boundary wall, so that it can be used for additional parking.
- (viii) Parking @ 2.0 ECS per 100 sqm shall be provided within the premises. Where this is not available, cost of development of parking, shall be payable by the plot

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allottee/ owner to the local body concerned. This condition shall apply even if residential premises are used only for professional activity.

- (ix) Common parking areas would be earmarked on notified mixed use streets taking into account the additional load on traffic and parking consequent upon notification of the street under Mixed Use Policy. If no parking space is available, land/ plot on the said street may be made available by Traders association, wherever possible, or acquired for construction of parking facilities, preferably, multi level parking. Development of such parking facilities shall be done by either the traders Association or by local bodies and may include public-private partnership as a model for implementation.

#### **10.5 PERMISSIBLE AND NON-PERMISSIBLE USES:**

Any trade or activity involving any kind of obnoxious, hazardous, inflammable, non-compatible and polluting substance or process shall not be permitted.

#### **10.6 RETAIL SHOPS**

- i. Retail shops shall be permitted on plots abutting streets notified for mixed use only on the ground floor and up to the maximum permissible ground floor coverage.
- ii. The following activities shall not be allowed under Mixed Use:
  - a) Retail shops of building materials (timber, timber products (excluding furniture), marble, iron and

steel, (gravel, cement and sand)<sup>2</sup>, firewood, coal and any fire hazardous and other bulky materials.

- b) Repair shops of automobiles repair and workshop, tyre resoling and re-treading, and battery charging<sup>3</sup>.
- c) Storage, go-down and warehousing.
- d) Junk shop
- e) Liquor shop
- f) Printing, dyeing and varnishing
- g) Any other activity that may be notified from time to time by Government.

**Note:**

1. Will not include business of finished marble products where cutting and polishing activity of marble is not undertaken.
- <sup>2</sup> Retail shops of gravel, sand and cement shall be permissible in residential plots of at least 50 sqm, in notified mixed use streets in E, F, and G category colonies, provided that the material is kept entirely within the plot premises.
- <sup>3</sup> The repair shops and workshops in case of automobiles shall not be prohibited on plots abutting mixed use streets or commercial streets of right of way (ROW) of 30 m or more

## **10.7 OTHER ACTIVITY**

**10.7.1** Subject to the general conditions given in para 10.4 and additional conditions given in para 10.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 10.7.2, whether or not the road is notified as mixed use street:

- (a) Pre-primary school (including Nursery/Montessori School, Crèche.)
- (b) Nursing home (including clinic, dispensary, pathology lab and diagnostic centre)
- (c) Guest house (including lodging houses) irrespective of number of rooms.
- (d) Bank
- (e) Fitness Centre (including Gymnasium, yoga/ meditation centre)

10.7.2. The minimum ROW of a street or stretch of road on which the above-mentioned other activities are permissible is as follows:

In A&B Colonies\*: 18m ROW in regular plotted development;

**Note**

\*Banks and fitness centres shall however, not be permissible, except those already operating on the date of this notification.

In C&D colonies: 18 m ROW in regular residential plotted development, 13.5 m ROW in rehabilitation colonies and 9 m ROW in Regularized-Unauthorised colonies, resettlement colonies, Walled City, special area and urban villages; and in Pedestrianised Shopping Streets.

In E,F &G Colonies: 13.5 m ROW in regular plotted development, 9 m ROW in rehabilitation colonies and 6m ROW in Walled City, Regularised-Unauthorised colonies, resettlement colonies, Special areas, and urban Villages and in Pedestrianised Shopping Streets.

10.7.3. The above mentioned public and semi-public activities shall be subject to the following additional conditions in addition to general conditions prescribed in preceding paras:

- (i) Subject to the specific conditions mentioned in succeeding paras, the minimum size\*\* of the plot on which these activities shall be permissible, on streets of prescribed minimum ROW, shall be 200 sqm in regular plotted development, 75 sqm in rehabilitation colonies, regularized-unauthorized colonies, resettlement colonies, Walled City, special area & urban villages. However, the minimum plot size shall be 50 sqm for clinic, dispensaries and pathology labs running in these colonies and also in E, F and G Category colonies.
- (ii) Banks shall be permissible on 2/3<sup>rd</sup> of FAR subject to 600 sqm, while Guest House and Nursing Homes will be permissible up to 3/4<sup>th</sup> of the floor area.
- (iii) However, Nursing Homes operating in plots abutting Master Plan roads and Zonal Plan roads shall be

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- permissible up to 100% of built up area and the limits on the size of the plot would not apply.
- (iv) Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limits on the size of the plot shall not apply.
  - (v) Pre-primary school and fitness centre (other than those on plots abutting Commercial streets) shall be restricted only to the ground floor up to the permissible ground coverage.
  - (vi) The above mentioned activities shall also be subject to any other specific terms and conditions, as may be prescribed in the relevant Statutes/ Acts applicable to them.
  - (vii) It shall be the responsibility of the plot allottee/ owner to make arrangements for parking so that the parking does not encroach/ spill over on public land.

**Note:**

\*\*Variation of  $\pm 5\%$  in plot size may be disregarded.

10.7.4. **Banquet hall** shall be permissible only in industrial areas and commercial areas and not in the residential use zone. Development control norms in respect of Ground coverage, FAR, height and basement shall be applicable as per Master Plan Norms for the specific land use for that premises.

### **10.8. PROFESSIONAL ACTIVITY**

Subject to the general terms and conditions specified in para 10.4, professional activity is permissible in plotted development and group housing under the following specific conditions:

- i. Professional activity shall be permitted if carried out by the resident him/her self.
- ii. Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant.
- iii. In group housing, and plotted development with multiple dwelling units, professional activity shall be permitted on any floor subject to maximum of 50% of the permissible or sanctioned FAR, whichever is less, of each dwelling unit
- iv. In the case of plotted development with single dwelling unit, professional activity shall be permissible on any one floor only, but restricted to less than 50% of the permissible or sanctioned FAR, whichever is less on that plot.

### **10.9 REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES:**

- i. In respect of a residential premises already under mixed use or intended to be put to mixed use, the owner/allottee/ resident of the plot/ dwelling unit, in case of plotted development and dwelling unit in the case of group housing, shall be required to declare such mixed-use by filling up a form in this respect and

- depositing it with the local body concerned and pay one-time registration charges at rates to be notified with the approval of the Central Government.
- ii. The premises under mixed use shall also be liable for payment of mixed-use charges every year to the local body concerned, at the rates notified with the approval of Central Government, for the period during which the property is put to mixed use. Such payment will be made by the property owner/ allottee voluntarily before 30<sup>th</sup> June of every year in respect of the previous assessment year (April- March).
  - iii. No modification to the building for using residential premises for non-residential activities, under the mixed use policy, shall be permitted unless the allottee/ owner has obtained sanction of revised building plans and has paid necessary fees or charges.
  - iv. The local body concerned shall be responsible for the conduct of test check of properties under mixed use, whether registered with it or not.
  - v. In addition to other penal action available under the relevant Act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use.

**10.10 CONSULTATION WITH RWAs:**

- i. The Resident Welfare Association (RWA) shall be a body registered before 21.7.2006, under any Statute, such as Societies Registration Act.
- ii. Consultation with the RWA concerned for the purposes of declaring mixed use streets shall be done by the local bodies concerned.
- iii. Genuine efforts for meaningful consultations with RWAs shall be made by the local bodies. Such efforts may include wide publicity to the proposed consultations, maintenance of record of consultation and providing access to those records to RWA concerned and public.
- iv. Consultation with the RWA concerned shall be limited to identification of mixed use streets, and not for grant of permission in individual cases. However RWAs shall have a right to be heard in cases of complaints of public nuisance and non-permissible uses.

**10.11 UNDER WHAT CONDITIONS MIXED USE CAN BE DENIED/ WITHDRAWN/ RESTRICTED:**

10.11.1. Permission or registration for mixed use can be cancelled or suspended by the concerned local body in case of violation of any of the conditions under which such mixed use is permissible/ permitted.

10.11.2. The following non-residential activities, not covered under the mixed use policy, shall be permissible in residential areas under the following conditions:

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(i) Schools operating in residential premises in the Residential use zones shall continue till 18<sup>th</sup> May 2007. The local body concerned may allow the schools to continue thereafter, subject to necessary changes being made in the use-premises/ lay-out plan, by the local body, within its competence, in terms of Sub clause 8 (2) A of the Master Plan for Delhi 2001 (Page 152 -153 under S.O. 606 (E) in the Gazette of India Extraordinary dated 1.8.1990), and for this purpose the schools shall be required to apply to the local body concerned.

(ii) In addition, Coaching centres and similar educational institutions, running in residential premises, shall be allowed to continue till the end of the current academic year or till 18<sup>st</sup> May 2007, whichever is earlier.

### **10.12 COMMERCIAL STREETS AND AREAS:**

10.12.1. The following streets/ stretches of streets or areas may be notified as Commercial Streets or Commercial areas by the local authority:

(a) where more than 70% of the plots abutting roads of ROW exceeding 24m, in a stretch of at least 300m, in regular plotted development are under commercial use, on (provided that no street in colonies in A and B categories shall be notified as commercial street).

(b) where more than 70% of the properties abutting roads of less width than 24m ROW, in a stretch of at least 100m, in rehabilitation colonies, Regularized-Unauthorized colonies, resettlement colonies, Walled City, Special Area and urban

Villages and local commercial streets declared under MPD 1962 as per para 10.3.1; and

(c) In E, F and G category colonies, where, [If] 80% of residential plots are under mixed use, or if there are 300 shops, within a contiguous area of 1 hectare.

10.12.2. Identification of such streets/ stretches is to be done on the basis of field survey to be conducted by the local body within a reasonable period of time and with due expedition of the date of this notification coming into force.

10.12.3 After identification is done, notification of commercial stretches/ streets by the local body/ authority with the approval of the Competent Authority would necessitate compliance to the following terms and conditions:

- i) Preparation of revised lay-out plan/ Scheme for such areas/ streets with the approval of the local body/ Authority;
- ii) The lay-out plan/ Scheme for such areas/ streets should indicate adequate provision for circulation, parking, open spaces and other planning norms;
- iii) Common parking areas would be earmarked taking into account the additional load on traffic and parking consequent upon notification of the street as commercial area/ street. If no parking space is available, land/ plot on the said street/ area may be made available by Traders association, wherever possible, or acquired for construction of parking facilities, preferably, multi level parking. Development of such parking facilities may be done by either the traders Association or by local bodies and may include public-private partnership as a model for implementation.

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iv) On notification of a Commercial street/ area under this clause, such streets/ areas shall be considered as non-hierarchical commercial centres as mentioned in Development Code in Master Plan 2001. The plot owners / allottees on these commercial streets/ areas shall have to pay Special conversion charges at rates approved by the Central Government, in respect of the built up area used for commercial purpose, provided that such built up area shall not exceed the residential development control norms applicable to the plot. This is only 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.

v). Any other condition that may be prescribed by Government from time to time.

[No.K-13011/2/2006/DDIB]

S. MUKHERJEE, Under Secy.

## Annexure - I

## MIXED USE STREETS IN VARIOUS ZONES OF DELHI.

1. Zone 'A' & part 'C' (Walled City)
  1. Chandni Chowk road ( 100 ft R/W)
  2. Netaji Subhash Marg (80 ft. R/W)
  3. Ansari Road (60 ft. R/W)
  4. Khari Baoli (80 ft. R/W)
  5. Naya Bazar Road (80 ft. R/W)
  6. Shardanand Marg (80 ft. R/W)
  7. Ajmeri Gate Bazar (60 ft. R/W)
  8. Church Mission Road (60 ft. R/W)
  9. S.P.M. Marg (120 ft. R/W)
  10. H.C Sen Road (100 ft. R/W)
  11. Ajmeri Gate Road Bazar Sita Ram, Gali Kucha Pati Ram, Gali Arya Samaj, Gali Kali Masjid, Gali Katra Anikhan.
  12. Bazar Dilli Darwaza.
  13. Netaji Subhash Marg, Sir Syed Ahmad Marg, Gali Kuncha Chalon, Gali Pataudi House, Gali Kala Mehal.
  14. Gali Churiwalan Chawri Bazar, Bazar Matia Mahal, Sita Ram Bazar, Gali Pandit Prem Narainh
  15. Ajmeri Gate Road, Fasil Road, Gali Shah Tara, Gali Kucha Pandit, Gali Sahaganj, Farashkhana Road, Lal Kuan Bazar.
  16. Farash Khana Road, Samosa Wali Gali, Fasil Road, Naya Bans Road, Bazar Khari Baoli, Katra Dariyan Road, Gali Batashawali, Gali Kucha Nawab.
  17. Netaji Subhash Marg, Dayanand Road, Ansari Road
  18. Katra Bariyan Road, Lal Kuan Road, Gali Ballimaran, Gali Kashim Jaan, Chawri Bazar, Nai Sarak, Chandni Chowk.
  19. Nai Sarak, Chandni Chowk Esplanade Road, Dariba Kalan Bazar Gulian, Chawri Bazar, Chatta Shahji, Gali Khajoor, Gali Katra Kushal Rai, Gali Anar Wali, Kinari Bazar, Maliwara Road.
  20. Chandni Chowk, Katra neel, Church Mission Road, Katra Natwar Area.
  21. H.C. Sen Road, Chandni Chowk
  22. Bara Bazar Road.

## 2. Zone - A (Part other than Walled City):

1.	Rani Jhanzi Road (Azad Market Chowk to Filmistan)	From crossing with Gaushala Road to Filmistan (On East side)
2.	Qutub Road (Singhara Chowk to Pul Mithai)	From junction near Sr. Sec. School Sadar Bazar to Pul Mithai and Western side of the road.
3.	Sadar Thana Road	Sadar Thana to Phoota Road
4.	Idgah Road	Singhara Chowk to crossing with Sadar Thana Road (on North side of the road)
5.	Azad Market Road	Azad Market Road to Pul Mithai
6.	Chamelian Road	From crossing with Rani Jhansi Road to junction with Maharaja Agrasen Marg.
7.	Maharaja Agrasen Marg	From junction with Rani Jhansi Road to crossing with Qutub Road (Sadar Bazar)
8.	Main Paharganj Road	From junction with Chemsford Road to Ram Krishna Ashram
9.	Desh Bandhu Gupta Road	Paharganj Police Station Crossing to opposite Sheila Cinema.
10.	Rajguru Road (Guru Wala road)	Junction with Desh Bandhu Gupta Road to junction with main bazaar Paharganj Road
11.	Nehru Bazar Road	From junction with Panchkuin Road to junction with main Paharganj Bazar road

## 3. Zone - B:

1.	Desh Bandhu Gupta Road	From crossing with Faiz Road to junction with proposed 30 mtr Road (road No.4 in the layout plan)
2.	Bank Street	From crossing with Faiz road to crossing with Rama Krishna Marg
3.	Hardhyan Singh Road	-do-
4.	Arya Samaj Road	From crossing with Faiz Road to crossing with proposed 30 mtrs. wide road(Road No.4 in the layout plan).

5.	Padam Singh Road	From crossing with Satbravan Girls School road to Crossing with Gurudwara Road
6.	New Rohtak Road (South Side)	From crossing with Faiz Road to junction with Joshi road
7.	RoadNo.4(Proposed 30M wide Road (East Side)	From crossing with D.B.Gupta Road to junction with Padam Singh Road
8.	New Pusa Road	From junction with D.B.Gupta Road to junction with Tank Road
9.	Ram Krishan Dass Marg	From junction with D.B.Gupta Road to junction with Road No.31 of the layout plan
10.	Vishnu Mandir Marg	From junction with D.B.Gupta Road No.31 of the layout plan
11.	Saraswati Marg	From junction with D.B.Gupta Road to junction with Arya Samaj Road
12.	Ajmal Khan Road	From junction with Tank Road to junction with Pusa Lane
13.	Gurudwara Road	From junction with D.B.Gupta Road to junction with Padam Singh Road
14.	Laxmi Dwar Marg	From junction with Arya Samaj Road to junction with Pusa Land
15.	Abdul Aziz Road	From junction with Bank Street Road to junction with Arya Samaj Road
16.	Krishna Dass Road	From junction with D.B.Gupta Road to junction with Arya Samaj Road
17.	Satbharavn Arya Girls School Marg (West Side)	From junction with Arya Samaj Road to junction with Pusa Lane
18.	Joshi Road	From junction with New Rohtak Road to junction with D.B. Gupta Road
19.	Abdul Rehman Road	From junction with D.B.Gupta Road to junction with Arya Samaj Road
20.	Ilahi Baksh Marg	-do-
21.	Faiz Road (West Side)	-do-

## 4. Zone - C:

1.	Roshnara Road	1.00
2.	G.T.Road	2.18
3.	Shakti Marg (Nagia Park round about)	0.32
4.	Satyawati Road	0.15
5.	Mandella Road	0.06
6.	Kolhapur Road	0.06
7.	Malka Ganj Road	0.88

## 5. Zone - D :

1. Temple Road, Bhogal
2. Shahi Hospital Road, Bhogal
3. Central road, Bhogal
4. Masjid Road, Bhogal
5. Gurudwara Road, Lajpat Nagar-IV
6. New Delhi South Extn. Part-I Service Road along Ring Road.
7. Main Road (24 M wide) between blocks 'O' & 'K', Lajpat Nagar-II
8. Central Market & Lajpat Nagar-II
9. Alankar Cinema Road/Pushpa Market Road (Lajpat Nagar)
10. Bhisham Pitamah Road (Defence Colony)
11. In addition, shops, plots forming part of an approved layout of the competent authority.

## 6. Zone - E :

1. Shopping Centre, Krishna Nagar
2. Chhota Bazar, Shahdara
3. Main Gandhi Nagar Bazar
4. Bara Bazar, Shahdara
5. Anaj Mandi, Shahdara
6. Shopping Area of Viswas Nagar
7. Shopping Area of Seelampur/ Salimpur
8. Farash Bazar, Shahdara

- |   |   |
|---|---|
| 9. Railway Road,<br>Shahdara                        |   |
| 10. Main Road Gandhi Nagar                          | From Marginal Bandh to Jheel Bus Terminal   |
| 11. Main Vikas Marg                                 | From Marginal Bandh to Patparganj Road  |
| 12. Vijay Chowk Road (Laxmi Nagar Main Road)        | From Vikas Marg to Patparganj Road  |
| 13. Patparganj Road                                 | From Jheel Bus Terminal to Madhuvan Railway Crossing excluding the GHBS and Rehabilitation Colonies |
| 14. Road No.57                                      | From GT Railway Line to Parwana Road excluding CGHS and facility centres                            |
| 15. Bhola Nath Nagar Road                           | From No.57 to Babu Ram School   |
| 16. Mandir Marg Road                                | From Raghunath Mandir to Road No.57   |
| 17. Road No.35A                                     | From Vikas Marg to Mother Dairy excluding bridge area and Mother Dairy Plant                        |
| 18. 60 ft. wide Road                                | From Teliwara to Babu Ram School  |
| 19. Proposed Master Plan Road No.67 in Maujpur area | From Road No.66 to Ghonda Chowk   |
| 20. Loni Road                                       | From G.T. Road to Road No.68  |
| 21. G.T. Road                                       | From Radhu Cinema to Loni Road  |
| 22. Road No.66                                      | From G.T. Road to Road No.68 on Western side only.  |
| 23. Brahmpuri Main Road                             | From Ghonda Chowk to New Seelampur Market, Road   |
| 24. Yamuna Vihar Road                               | From Ghonda Chowk to DTC Depot.   |
| 25. 60 ft wide road Balbir                          | From Eastern Yamuna   |

- Nagar (Babur Pur Canal to G.T. Road Road)
26. 100 ft. Road No.68 From Eastern Yamuna canal upto Railway level crossing
27. Wazirabad Road From Marginal Bund upto Yamuna Vihar Scheme (on South side only)
7. Zone - F :
- (a) New Delhi South Ext.Part-II(Portion fronting on Ring Road)
  - (b) Kalkaji Main Road (Between Block G&H and E&F).
  - (c) Malviya Nagar (Main Market Road)
  - (d) Road between Govindpuri and Govindpuri extension
  - (e) Shop-plots, forming part of an approved layout plan of the competent authority
8. Zone - G :
- a) Main Najafgarh Road from Laxman Sylvania, New Moti Nagar Chowk to Outer Ring Road Crossing i.e. Ganesh Nagar
  - b) Between Kirti Nagar Maya Puri Chowk to Kirti Nagar Patel Nagar Chowk
  - c) Lajwanti Garden Chowk to Nangal Raya
  - d) Subhash Nagar to Din Dayal Upadhyaya Hospital
  - e) Tilak Nagar Chowk to Nangal Raya Flyover i.e. Jail Road
  - f) H-Block, Bali Nagar Najafgarh Road to B-Block, Bali Nagar.
9. Zone - H :
1. Road No.43, Rani Bagh 200 ft.
  2. Main Bazar, Rishi Nagar 50 ft
  3. Main Bazar (Road Rani Bagh) 50 ft.
  4. Main Road, Raja Park 100 ft.
  5. Main Road, Shastri Nagar 200 ft.
  6. Main Road, Tri Nagar 50 ft.
  7. Road No.41, Rohini 45 mt.