

FAR & SETBACKS

Master Plan Delhi-2021, Development Control (DC)#

MPD 2021, provides the guide for the preparation of Layout Plans under the various regulations including norms for facilities and circulation system whereas Service Plans for the provision of physical infrastructure like, Water supply, Sewage, Drainage etc, have to conform to the Municipal Bye Laws as provided in the National Building Code. In case of Integrated Plan the Development Control as applicable to different land uses, are applicable on the total plot and subdivisions are for development purpose. While applying developmental polices and development controls for preparation of integrated schemes, MPD-2021 provisions are to be followed.

Where development control are not given for any use premises, the same can be formulated by the authority.

These have been reproduced from MPD 2021 and conveniencel reference only. MPD 2021 is amended by issue of Notification from Central Government from time to time. Thus, for the current status for any legal, official purpose the Notification issued by the Central Government to be followed.

Master Plan for Delhi- 2021(MPD) :- The Development Code applicable for development is given in Master Plan Delhi (MPD)-2021. The purpose of the code is to promote quality of built environment by organizing the appropriate development of the land in accordance with the development policies and land use proposals contained in the Plan. The layout plans are prepared based on Development Control (DCs)/planning norms given in MPD.

Shelter (MPD 2021-Chapter 4)

4.4.3 Control for building/buildings within residential premises.

A. Residential plot – plotted housing

Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be

Sl. No.	Area of the Plot (sq. mt.)	Maximum Ground Coverage%	F.A.R.	Number of permissible dwelling units permitted by Hon'ble Supreme vide order dated 14/3/2003
1.	Below 32	90*	350	3
2.	Above 32 to 50	90*	350	3
3.	Above 50 to 100	90*	350	4
4.	Above 100 to 250	75**	300**	4
5.	Above 250 to 750	75	225	6
6.	Above 750 to 1000	50	200	9
7.	Above 1000 to 1500	40	200	9
8.	Above 1500 to 2250	50	200	12
9.	Above 2250 to 3000	50	200	15
10.	Above 3000 to 3750	50	200	18
11.	Above 3750	50	200	21

as per the following table:-

Notes:

- i. The Local Body concerned shall be competent to disregard variation up to 2% in plot size, arising from conversion of area from sq. yard to sqm. and to grant the norms applicable to the lower category of plot size in accordance to Para (ii) below
- ii. *100% ground coverage shall be eligible for regularization of construction, already existing as on 22.09.06 on payment of charges as notified.
- iii. Minimum size of the residential plot shall be 32 sqm. However, in case of Government sponsored economically weaker section schemes, size could be reduced further.
- iv. **100% ground coverage and 350 FAR shall be eligible for regularization of construction already existing as on 22.09.06 on payment of charges as per the notification, in respect plot size between 100 to 175 sqm.
- v. Permissible FAR and dwelling units shall not be less than MPD – 2001.

Terms and conditions:-

- i. The additional number of dwelling units would be subject to payment of levy for the augmentation of civic infrastructure.
- ii. The total coverage and FAR permissible in any plot in a category, shall not be less than that permissible and available to the largest plot in the next lower category.
- iii. Height: the maximum height for building shall not be considered as high rise building. For purpose of fire and life safety requirements, clearance of Fire Department will be obtained by the individual plot owner.
- iv. Subdivision of plots is not permitted. However, if there are more than one buildings in one residential plot, the sum of the built up area and ground coverage of all such buildings, shall not exceed the built up area and ground coverage permissible in that plot.
- v. The mezzanine floor, and service floor, if constructed, shall be counted in FAR.
- vi. Basement: Basement shall not be counted towards FAR if used for purposes permissible under buildings bye laws namely household storage and parking, basement area shall not extend beyond the coverage on the ground floor as per permissible and sanctioned built up area, but may extend to the area below the internal courtyard and shaft. Basement if used in terms of chapter 15.0 Mixed Use Regulations (MPD-2021) shall count towards FAR and shall be liable to payment of appropriate charges, if it exceeds the permissible FAR.
- vii. Stilts: if the building is constructed with stilt area of non-habitable height (less than 2.04 m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building.
- viii. Parking : Parking space shall be provided for within the residential plot as follows:
 - a. 2 Equivalent car space (ECS) in plots of size 250-300 sqm.
 - b. 1 ECS for every 100 Sqm. Built up area, in plots exceeding 300 sq.m., provided that, if the permissible coverage and FAR is not achieved with the above mentioned parking norms in a plot, the parking norms of the preceding category shall be allowed.
- ix. Density: for the purpose of density calculations, the dwelling unit shall be considered to accommodate 4.5 persons and the servant quarter to accommodate 2.25 persons.
- x. **The minimum setbacks shall be as given in the following table :**

S.No.	Plot size (in sq.m.)	Minimum Setbacks (in metre)			
		Front	Rear	Side(1)	Side(2)
1.	Below 100	0	0	0	0
2.	Above 100 and up to 250	3	0	0	0
3.	Above 250 and up to 500	3	3	3	0
4.	Above 500 and up to 2000	6	3	3	3
5.	Above 2000 and up to 10000	9	6	6	6
6.	Above 10000	15	9	9	9

As per notification no. K-12016/5/79-DDIIA/VA/IB date 15.05.1995 issued by Ministry of Urban Affairs & Employment.

- (a) In case the permissible coverage is not achieved with the above mentioned setbacks in a plot, the setbacks of the preceding category may be allowed.
 - (b) In the case construction in the future, a minimum 2mx2m open courtyard shall be provided for in residential plots of area of 50 sq.m. to 100 sq.m.
- xi. Number of servant quarters shall be provided as per approved layout plan and shall be constructed within the stipulated height. However, if the garage block space is merged with the main building, no separate servant quarter block or servant quarter as part of main building shall be allowed. However, provision for a servant's room as part of the dwelling unit within the permissible coverage FAR shall be allowed.