

Other Activities

(As per MPD 2021)

15.7 OTHER ACTIVITY

15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street:

- a. Pre-primary school (including nursery / Montessori school, creche.)
- b.
 - i) Nursing home
 - ii) Clinic, Dispensary, Pathology lab and Diagnostic center.
 - iii) ¹[Wellness Centers including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services and operating as on 7.2.2007.]
- c. Guest house (including lodging houses) irrespective of number of rooms.
- d. Bank
- e. Fitness Centre (including gymnasium, yoga / meditation centre) ²[as existed on 12.8.2008.]
- f. Coaching centres / tuition centres other than those imparting structured courses leading directly to the award of a degree or diploma or conducting classes such as a regular school.

¹ Added vide S.O.2034 (E) dated 12-08-2008

² Added vide S.O.2034 (E) dated 12-08-2008, modified vide S.O. 1215 (E) dated 13-05-2013

- g. ¹[Non-profit making Non-Governmental Organizations (NGOs) existing as on 7.2.2007 and registered as such under Section 12A read with Section 12AA(1)(b) of the Income Tax Act, 1961.]
- h. ²[Vocational Training Centre (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute for the AICTE / NCTE approved courses (diploma level) as per AICTE / NCTE Norms.]
- i. ³[Hostel/ paying-guest accommodation]

15.7.2 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;

Notes:

*Banks ⁴[...] shall however, not be permissible, except those already operating as on 07.09.06.

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-unauthorized colonies, resettlement colonies, Walled City, special area and urban villages; and in pedestrian shopping streets (of less than 6 m ROW).

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-unauthorised colonies, resettlement colonies, Special areas, and urban villages and in pedestrian shopping streets (of less than 6m ROW).

⁵[**Note:** Coaching centres / tuition centres shall also be allowed to operate on a minimum ROW of 9m unless lesser ROW is specified, in all colonies planned and developed prior to 1962 including A and B category colonies.]

15.7.3 ⁶[The above mentioned public and semi-public activities shall be subject to the following overriding conditions on the 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 subject to the following specific conditions.
- ii) ⁷[Banks shall be permissible on maximum 2/3rd of FAR subject to 600 sqm while guest house, nursing homes, Wellness Centres including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment/salons offering fitness & aesthetic medical services will be permissible upto 3/4th of the floor area.]

¹ Added vide S.O.2034 (E) dated 12-08-2008

² Added vide S.O. 678(E) dated 04-03-2014

³ Added vide S.O. 2690 (E) dated 11-08-2016

⁴ Deleted vide S.O.2034 (E) dated 12-08-2008

⁵ Added vide S.O.2034 (E) dated 12-08-2008

⁶ Modified vide S.O.2034 (E) dated 12-08-2008

⁷ Substituted vide S.O. 2034 (E) dated 12-08-2008

- iii) Nursing Homes, dispensaries, clinics, ¹[Wellness Centres including Day Spas/ Weight Loss Centers/ Ayurvedic Centres offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services.] ²[Multidisciplinary Clinics for persons with Learning Disabilities (facilities for care of the elderly and disabled shall be permissible under this category)] and pathology labs shall be permissible: on minimum plot size of 100 sqm in regular plotted development on 13.5 m ROW in C & D colonies and 9 m ROW in E, F & G colonies. ³[However, the minimum plot size shall be 50 sqm for clinics, dispensaries and pathology labs shall be permissible: on minimum plot size of 100 sqm in regular plotted development on 13.5 m ROW in C & D colonies and 9 m ROW in E, F & G colonies.] However, the minimum plot size shall be 50 sqm for clinics, dispensaries and pathology labs running in these colonies and also in E, F and G category colonies. In Walled City, Walled city extension, villages and unauthorized-regularized colonies, conditions of plot size and minimum ROW shall not be applicable.]
- iv) Nursing Homes, ⁴[Wellness Centres including Day Spas / Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services] operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply.
- v) 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. Provided that except in LBZ and Civil Line Bungalow Zone, Guest House that were operating validity under provisions of ⁵[MPD], prior to ⁶ [31.12.2010 would continue to the extent as was permissible at that time. For Guest Houses, which were already in existence prior to 07.02.2007, the requirement of RoW would be as provided for in notification dated 07.05.1999 subject to the provisions of the National Building Code, Building Bye Laws, 1983, Delhi Fire Service Act, 2007, Delhi Fire Service Rules, 2010 and other statutory bodies as applicable under relevant Acts/ Rules.]
- vi) ⁷[Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga / Meditation Centre), (other than those on plots abutting commercial streets) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.]
- vii) ⁸[Coaching centres and tuition centres referred to in para 15.7.1 (f) including computer coaching and language coaching centres shall be permissible upto 2/3rd of the maximum permissible FAR of the plot size subject to a maximum of 500

¹ Inserted vide S.O. 2034 (E) dated 12-08-2008

² Added vide S.O. 2866(E) dated 10-12-2012

³ Added vide S.O. 2866(E) dated 10-12-2012

⁴ Inserted vide S.O. 2034 (E) dated 12-08-2008

⁵ Modified vide S.O. 1998 (E) dated 03-06-2016

⁶ Modified vide S.O. 1771(E) dated 12-05-2016

⁷ Substituted vide S.O. 2034 (E) dated 12-08-2008

⁸ Modified vide S.O.2034 (E) dated 12-08-2008

sqm built area and basement. There shall be no restriction on the size of the plot. Use of basement shall be subject to clearance from the fire authorities and other statutory bodies as per the relevant provisions of MPD 2021 and Unified Building Bye-Laws, 1983, amended from time to time. In case the use of basement for coaching centres and tuition centres including computer coaching and language coaching activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government. Other existing coaching/tuition centres may be allowed to continue till end of May, 2008 and shift to conforming locations by then. The tuition centres for school children only, shall also be permissible in the ground floor dwelling of any group housing on a maximum floor area of 100 sqm or 50% of the floor area of the flat, whichever is less.]

- viii) 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.
- ix) 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.
- x) ¹[NGOs as referred to in Clause (g) of Sub-para 15.7.1, if not registered as yet, should get themselves registered within one year from the date of Notification. Activities of NGOs will be allowed to continue only from that part of the premises which was in use as on 7.2.2007 without permitting any further increase subject to the condition that it is less than 3/4th of the floor area.]
- xi) ²[The activity given in Para 15.7.1 (h) shall be permitted on individual residential plots of size 1000 sq.m. and above.]

Note:

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