



## (Master Plan Section)

### PUBLIC NOTICE

The following modifications which the Central Government proposes to make in the Master Plan for Delhi (MPD) - 2021 under Section 11-A (Sub-section 2) of the Delhi Development Act, 1957, are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the Commissioner-cum - Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this Notice. The person making the objection or suggestion should also give his/her name and address.

#### Modifications:

S.N.	Para/Clause/Table	Proposed Modifications to the MPD-2021 with respect to Motel				
1	2	3				
1	Para 3.2 Urban Extensions	After the words occurring at the end of the para "Considering the constant pressure on the rural land, new farmhouses and motels shall not be permitted in the proposed Urban Extension as per MPD-2021" the following shall be added "Motels with sanctioned plans as on 07.02.2007 and located in commercial areas or proposed facility corridor in zonal development plans shall be permissible subject to development control conditions mentioned in Table 5.4				
2	Table 5.4: Development Controls Commercial Centres			Following Use/Use premises to be inserted after "e) Any other Commercial Centre", as "(f) Motels", in Table 5.4:		
	Use/Use premises	Maximum Cover age %	FAR	Height (mts)	Parking Standards ECS/100 Sqm. of floor area	Other Controls
	f) Motels (with sanctioned plans as on 07.02.2007 and located in commercial areas or proposed facility corridor in zonal development plans.)	45%	175 Δ		3.0 ECS per 100 sq. metres of floor area (as per Development Code Chapter of MPD-2021)	i. Maximum 175 FAR shall be permissible on the plot area disclosed in the sanctioned plan approved on or before 07.02.2007 in conformity with Government of India Notification S.O. 550(E) dated 16.06.1995 and motel guidelines issued by Government of India, MoUD on 04.03.2002. ii. The motel shall face the road of minimum 30 mts. ROW (if additional land is required for road widening, same to be kept reserved out of the motel area). iii. Retail and Service Shops shall be limited to a maximum of 5% of the floor area. iv. Other controls related to Minimum Setbacks, Basement etc. to be followed as per the Development Code Chapter of MPD-2021. v. Water, electric supply, sewerage, drainage and other such infrastructure shall have to be provided by the owner till the same is made available by the service providing agencies. vi. All motels should follow rainwater harvesting and energy conservation provision laid down under Notification and Building Bye-Laws issued by MoUD/GOI. vii. Modern techniques shall have to be adopted in disposal of waste in motels viz. segregation of solid waste into compostable and non-compostable. Compostable waste should be deposited in localized compost pits; non-compostable should be incinerated in incinerators maintained by the motel, subject to pollution control norms. The building shall have dual piping system, Mini sewage treatment plant shall be constructed within premises for treatment of sewage and utilizing the treated water for purposes other than drinking, with dual piping system. viii. All permissions and clearances for use of land, which are usually required, including approval of schemes, shall be obtained from the prescribed authorities.
Δ Note- Additional FAR Charges, Conversion Charges, Betterment levy/External Development Charges etc. shall be payable as decided by the Government from time to time.						
3	Table 5.5: Definition and Activities Permitted in Use premises			Following Use Premise to be inserted after 'Service Apartment' in Table 5.5		
				Use Premise	Definition	Activities permitted
				Motel	A premises designed and operated especially to cater to the boarding, lodging, rest, recreation and related activities of travellers by road.	Motel
4	Table 9.4: permission of Use Premises in Sub Use Zones			Following text is added in the 'Activities Permitted' column at S.No. 1- Green Belt in Table 9.4:		
				S.N.	Use Zone	Activities permitted
				1.	Green Belt	Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (list given in note). Existing village Abadis, already Regularised Unauthorised colonies and already approved Motels may continue as per the Notification S.O. 550 (E) dated 16.06.1995 and the Revised Motel guidelines issued dated 04.03.2002 by MoUD, GOI

2. The text of MPD-2021 indicating the proposed modification shall be available for inspection at 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.

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sd/-  
**Commissioner-cum-Secretary**  
**Delhi Development Authority**

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