

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:4463

ANSWERED ON:19.05.2006

NORMS FOR LAND USE

Tripathi Shri Chandramani

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) the details of existing norms/guidelines laid down by the Delhi/Development Authority (DDA) for land use;
- (b) whether these norms/guidelines can be changed in Delhi;
- (c) if so, the details thereof;
- (d) whether the DDA has unleashed the conditions for Master Plan for Delhi (MPD) 2021 where mixed land use has been allowed;
- (e) if so, the details thereof;
- (f) whether the MPD 2021 will override the earlier provision that allowed change of land use on case to case basis; and
- (g) if so, the details thereof?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN)

(a)to(c): The Master Plan for Delhi (MPD) prescribes 9 categories of land uses which are further divided into 37 use zones and 136 use premises. Change of land use of any area requires modification of the Master Plan, as per the detailed procedure under Section 11A of the Delhi Development Act, 1957. The Master Plan 2001 has been modified from time to time as per this procedure to carry out change of land use for various purposes such as resettlement of jhuggi-jhopri clusters, relocation of industries setting up of metro stations and carrying out of development for providing residential, commercial and other public and semi-public facilities, etc.

(d)to(g): The Government has revised the Mixed Use provisions in MPD 2001 vide notification dated 28.3.06. The revised provisions include details of permissible and non-permissible use, and conditions governing the use of residential premises for retail shops, professional and other specified non-residential activities.

The mixed use regulations allow non-residential activity in residential areas and no change of land use is involved therein.