

F.No. 15-314/NMA/HBL-2024
Government of India
Ministry of Culture
National Monuments Authority

PUBLIC NOTICE

It is brought to the notice of public at large that the draft Heritage Bye-Laws of Centrally Protected Monument **"Tomb of Sheikh Kabir-ud-din also known as Rakabwala Gumbad in field No. 84 min, situated at Sarai Shah 31 property of Thoks Shahpur and Adchini, Malviya Nagar, South Delhi, Delhi"** have been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws are uploaded on the following websites for inviting objections or suggestions from the Public:

- a. National Monuments Authority www.nma.gov.in
- b. Archaeological Survey of India www.asi.nic.in
- c. Archaeological Survey of India, Delhi Circle www.asidelhicircle.in

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID i.e. arch-section@nma.gov.in latest by ^{30th} **October, 2024**. The person making objections or suggestion should also give their name, address and mobile number.

3. In terms of Rule 18(3) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the Authority may decide on the objections or suggestions so received before the expiry of the period of 30 days i.e. ^{30th} **October, 2024**, in consultation with Competent Authority and other Stakeholders.


(Col. Savyasachi Marwaha)
Director, NMA
30.09.2024



सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY**



Draft Heritage Bye-laws for Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad in Field No. 84 min, situated at Sarai Shah 31 property of Thoks Shahpur and Adchini, Malviya Nagar, South Delhi, Delhi

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

In exercise of the powers conferred by section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 read with Rule (22) of the Ancient Monuments and Archaeological Sites and Remains (Framing of Heritage Bye- laws and Other Functions of the Competent Authority) Rule, 2011, the following draft Heritage Bye-laws for the Protected Monument **“Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad”**, **Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad in Field No. 84 min, situated at Sarai Shah 31 property of Thoks Shahpur and Adchini, Malviya Nagar, South Delhi, Delhi** prepared by the Competent Authority consultation with the INTACH, were published on, as required by sub-rule (2) of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

Objections or suggestions, if any, may be sent to the Member Secretary, National Monuments Authority (Ministry of Culture), 24 Tilak Marg, New Delhi or email at arch-section@nma.gov.in within thirty days of publication of the notification;

The objections or suggestions which may be received from any person with respect to the said draft bye-laws before the expiry of the period, so specified, shall be considered by the National Monuments Authority.

“Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad”, also known as **Rakabwala Gumbad in Field No. 84 min, situated at Sarai Shah 31 property of Thoks Shahpur and Adchini, Malviya Nagar, South Delhi, Delhi**

CHAPTER I

Preliminary

1.1 Short title, Extent and Commencements:

- (i) These bye-laws may be called the National Monument Authority Heritage bye-laws, 2023 of Protected Monument – **“Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad in Field No. 84 min, situated at Sarai Shah 31 property of Thoks Shahpur and Adchini, Malviya Nagar, South Delhi, Delhi**
- (ii) They shall extend to the entire Prohibited and Regulated Area of the Monuments.
- (iii) The provisions of these bye-laws shall have effect notwithstanding anything inconsistent therewith contained in any other bye-laws, whether made before or after

the commencement of these bye-laws, or in any instrument having effect by virtue of any bye-laws It shall not be obligatory to carry out amendments in these bye-laws to make them consistent with any other bye-laws.

(iv) They shall come into force with effect from the date of their publication.

1.2 Definitions:

1. In these bye-laws, unless the context otherwise requires, the definitions as given in the Act or the rules made thereunder have been reproduced hereunder for the sake of convenience:-
 - (a) “Ancient Monument” means any structure, erection or Monument, or any tumulus or place or interment, or any cave, rock sculpture, inscription or monolith, which is of historical, archaeological or artistic interest and which has been in existence for not less than one hundred years, and includes:-
 - (i) the remains of an Ancient Monument,
 - (ii) the site of an Ancient Monument,
 - (iii) such portion of land adjoining the site of an Ancient Monument as may be required for fencing or covering in or otherwise preserving such Monument, and
 - (iv) the means of access to, and convenient inspection of an Ancient Monument;
 - (b) “archaeological site and remains” means any area which contains or is reasonably believed to contain ruins or relics of historical or archaeological importance which have been in existence for not less than one hundred years, and includes:
 - (i) such portion of land adjoining the area as may be required for fencing or covering in or otherwise preserving it, and
 - (ii) the means of access to, and convenient inspection of the area;
 - (c) “Act” means the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958);
 - (d) “archaeological officer” means an officer of the Department of Archaeology of the Government of India not lower in rank than Assistant Superintendent of Archaeology;
 - (e) “Authority” means the National Monuments Authority constituted under Section 20 F of the Act;
 - (f) “competent authority” means an officer not below the rank of Director of archaeology or Commissioner of archaeology of the Central or State Government or equivalent rank, specified, by notification in the Official Gazette, as the competent authority by the Central Government to perform functions under this Act:

Provided that the Central Government may, by notification in the Official Gazette, specify different competent authorities for the purpose of section 20C, 20D and 20E;

- (g) “construction” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;
- (h) “Floor Area Ratio (FAR)” means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot;
$$\text{FAR} = \text{Total covered area of all floors divided by plot area};$$
- (i) “Government” means the Government of India;
- (j) “maintain”, with its grammatical variations and cognate expressions, includes the fencing, covering in, repairing, restoring and cleansing of a Protected Monument, and the doing of any act which may be necessary for the purpose of preserving a Protected Monument or of securing convenient access thereto;
- (k) “owner” includes-
 - (i) a joint owner invested with powers of management on behalf of himself and other joint owners and the successor-in-title of any such owner; and
 - (ii) any manager or trustee exercising powers of management and the successor-in-office of any such manager or trustee;
- (l) “prescribed” means prescribed by rules made under this Act;
- (m) “Prohibited Area” means any area specified or declared to be a Prohibited Area under section 20A;
- (n) “Protected Area” means any archaeological site and remains which is declared to be of national importance by or under this Act;
- (o) “Protected Monument” means any Ancient Monument which is declared to be of national importance by or under this Act;
- (p) “Regulated Area” means any area specified or declared to be a Regulated Area under section 20B of this Act;
- (q) “re-construction” means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;
- (r) “repair and renovation” means alterations to a pre-existing structure or building, but shall not include construction or re-construction;

2. The words and expressions used herein and not defined shall have the same meaning as assigned in the Act or the rules made there under.

CHAPTER II

Background of the Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958

2.1 Background of the Act:

The Heritage Bye-Laws are intended to guide physical, social and economic interventions within 300m in all directions of the Protected Monuments. The three hundred meters area has been divided into two parts (i) the **Prohibited Area**, the area beginning at the limit of the Protected Area or the Protected Monument and extending to a distance of one hundred meters in all directions and (ii) the **Regulated Area**, the area beginning at the limit of the Prohibited Area and extending to a distance of two hundred meters in all directions.

As per the provisions of the Act, no person shall undertake any construction or mining operation in the Protected Area and Prohibited Area while permission for repair and renovation of any building or structure, which existed in the Prohibited Area before 16 June, 1992, or which had been subsequently constructed with the approval of DG, ASI and; permission for construction, re-construction, repair or renovation of any building or structure in the Regulated Area, must be sought from the Competent Authority.

2.2 Provision of the Act related to Heritage Bye-laws:

Section 20E of AMASR Act, 1958 and Rule 22 of Ancient Monument and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and other functions of the Competent Authority) Rules, 2011, specifies framing of Heritage Bye-Laws for Protected Monuments. The Rule provides parameters for the preparation of Heritage Bye-Laws. Rule 18 of National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, specifies the process of approval of Heritage Bye-laws by the Authority.

2.3 Rights and Responsibilities of the Applicant:

Section 20C of AMASR Act, 1958 specifies details of application for repair and renovation in the Prohibited Area, or construction or re-construction or repair or renovation in the Regulated Area as described below:

- a) Any person, who owns any building or structure, which existed in a Prohibited Area before 16th June, 1992, or, which had been subsequently constructed with the approval of the Director-General and desires to carry out any repair or renovation of such building or structure, may make an application to the Competent Authority for carrying out such repair and renovation as the case may be.
- b) Any person, who owns or possesses any building or structure or land in any Regulated Area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be, may make

an application to the Competent Authority for carrying out construction or reconstruction or repair or renovation as the case may be.

- c) It is the responsibility of the applicant to submit all relevant information and abide by the National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011

CHAPTER III

Location and Setting of Protected Monument – “Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad”, Malviya Nagar, Delhi

3.1 Location and Setting of the Monument:

Tomb of Sheikh Kabirud-Din (GPS coordinates - 28°32'24.41"N, 77°12'49.28"E), also known as Rakabwala Gumbad or Lal Gumbad, is located in the Chirag Delhi Ward of the South Delhi district of Delhi. Originally, it was part of the Sheikh Sarai village¹ but today it stands in isolation amidst the residential neighborhoods of Malviya Nagar, Panchsheel Park and Sadhna Enclave.

The Monument is set in a park which is spread over an area of approximately 2.75 acres and dotted with numerous graves and platforms. A gateway and five wall mosques are also present within the park. The park is enveloped by a nursery and a park of the S-block of Panchsheel Park on the northern side, slum dwellings of the J. J. Camp (also called Lal Gumbad Basti) on the Northeast side, another nursery on the eastern side, Panchsheel Rendezvous (a food plaza with multiple cafes and restaurants) on the southern side and Maharishi Dayanand Marg on the western side. Beyond these, residences and markets of S-block of Panchsheel Park, Sadhna Enclave and A, B, C and P blocks of Malviya Nagar are present (refer Figure 1).

Sarai Shahji, a Protected Monument, is located in close proximity to the Tomb of Sheikh Kabirud-Din, about 180m towards the West, and shares parts of its Prohibited Area and Regulated Area with the latter. Within its premises are historical buildings such as Jama Masjid, Khanquah and Masjid of Farid Bukhari along with several smaller tombs and mosques. Nearby lie Kharbuze ka Gumbad (inside Rainbows Montessori School), gateway and enclosure walls of an unknown sarai (inside Panchsheel Rendezvous), tomb and baradari/mosque (in Panchsheel Park), Dukh Bhanjan Gurudwara (in Sadhna Enclave) and Tomb of Sheikh Alauddin (in Sheikh Sarai village). This area, once part of Delhi's fourth city, Jahanpanah, is rich in history, featuring monuments from the Tughlaq and Lodhi periods like Begumpuri Mosque, Bijai Mandal, Khirki Mosque, Yusuf Qattal's tomb, Satpula and Tomb of Bahlol (refer Figure 2).

The Monument is well-connected to the rest of the city through Outer Ring Road, accessible through Shivalik Road and Maharishi Dayanand Marg. The Maharishi Dayanand Marg bus stop is located just outside its western boundary. The nearest metro station, Hauz Khas (Yellow and Magenta lines), is about 1km Northwest. Hazrat Nizamuddin Railway Station is the closest major railway hub, approximately 8.2 Km Northeast. Indira Gandhi International Airport lies about 16 Km West of the Monument.

¹ The Monument has been listed as part of the Sheikh Sarai village in Archaeological Survey of India (1922) *List of Muhammadan and Hindu Monuments*. Vol III. Delhi: Superintendent Government Printing, p.149-150.

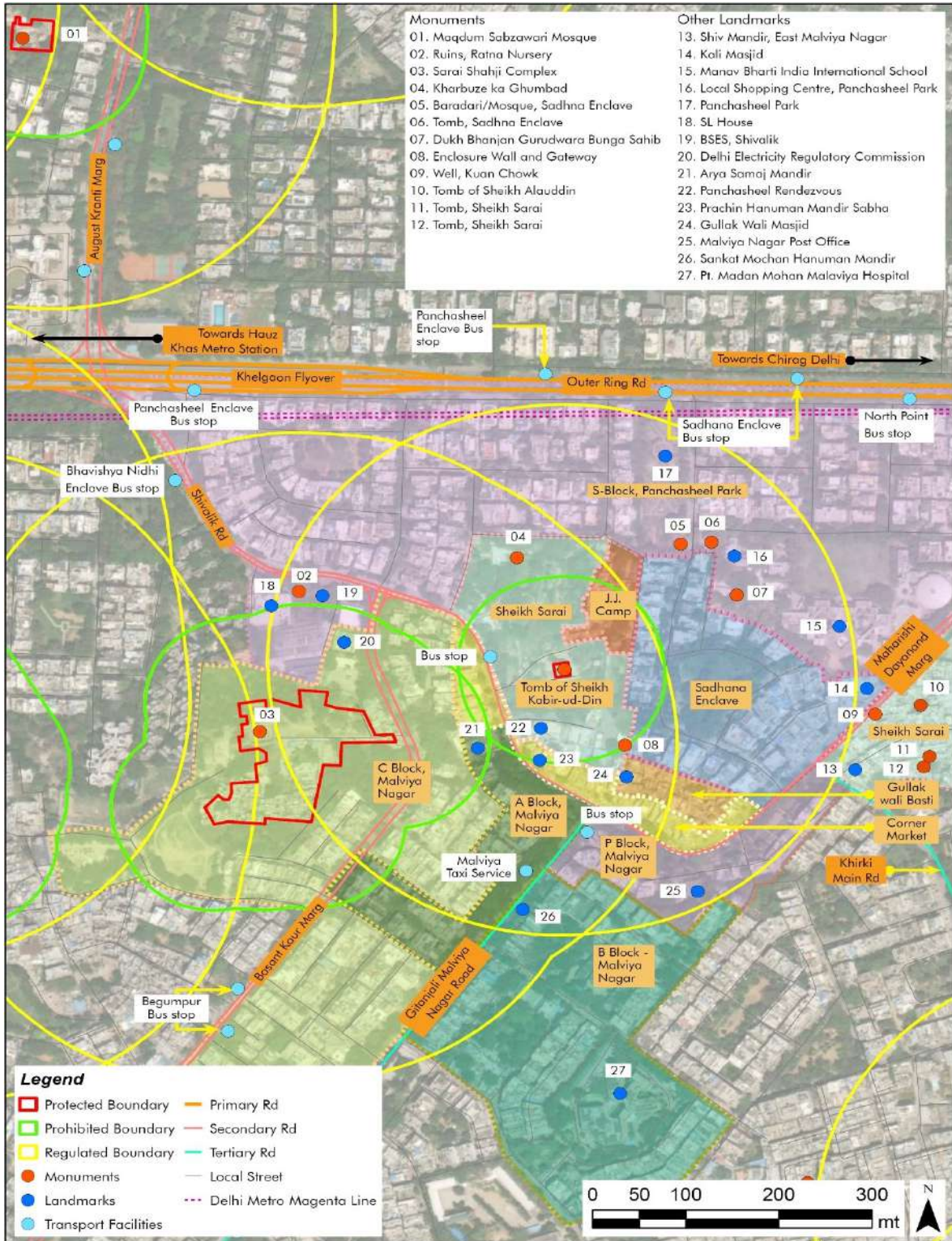


Figure 1: Map showing the location and context of the Monument

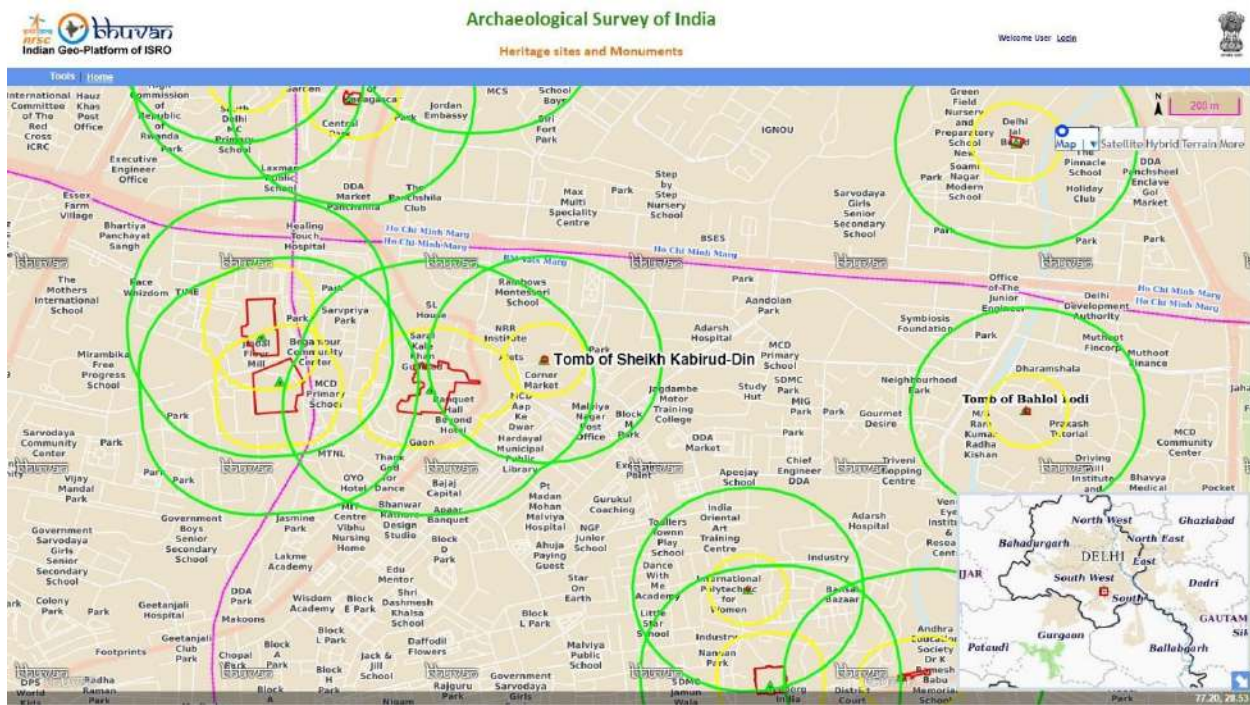


Figure 2: Map showing the location nearby Protected Monuments (Source: Bhuvan).

3.1 Protected boundary of the Monument:

The Protected Boundary of the Protected Monument can be seen in Annexure I.

3.1.1 Notification Map/ Plan as per ASI records:

Notification of Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad can be seen in Annexure II

3.2 History of the Monument:

The Monument is the tomb of Sheikh Kabir-ud-din Auliya who was a disciple of the Sufi saint Hazrat Roshan Chiragh-e- Dilli (a disciple and later successor of the famous Sufi saint Nizamuddin Auliya). Thus, Sheikh Kabir-ud-din was a Sufi saint of the Chishti Order who lived during the reign of Tughlaq dynasty in Delhi and died during the final years of the Tughlaq rule. The tomb is believed to have been constructed around 1397 CE².

² Archaeological Survey of India (1922) List of Muhammadan and Hindu Monuments. Vol III. Delhi: Superintendent Government Printing, p.149.

3.1 Description of Monument (architectural features, elements, materials, etc.):

The Monument resembles the Tomb of Ghiyas-ud-din Tughlaq in design and appearance. It is a square shaped tomb, measuring 45 X 45 feet externally and 29 X 29 feet internally.³ It stands on a medium-height plinth, which is built with Delhi Quartzite stone. The tomb itself is built with Delhi Quartzite stone but clad with red sandstone in the exteriors. Walls of the tomb taper upwards and culminate in a pronounced cornice, which is topped by battlements on all sides. Except for the western wall, all other walls of the tomb have high pointed arches in the centre, which are bordered by two bands of red sandstone with a band of marble in the centre. While the arches on the northern and southern sides are closed with red sandstone jalis, the one on the eastern side is fitted with a wooden door to provide access to the Monument.

The tomb is topped by a pointed dome, which rests on an octagonal drum which in turn is supported by arched pendentives resting on the walls. The dome is plastered and topped with an *amlaka* and *kalasa*. On the western façade of the tomb, two triangular hooks are present near the top of the wall which are believed to have been fixed by thieves who stole the original gold finial. Thus, the Monument is called *Rakabwala Gumbad*, meaning a tomb fitted with stirrups. The tomb houses eight graves, five of which are built in stone and the remaining three in plaster.

3.2 Current Status

3.2.1 Condition of the Monument- condition assessment:

The maintenance and preservation of the Protected Monument and its Protected Area is the exclusive domain of Archaeological Survey of India (ASI). The photographs depicting the present condition of the Protected Monument is appended in Annexure VI.

3.2.2 Daily footfalls and occasional gathering numbers:

On average, 10-20 visitors visit the Monument daily which mostly includes locals and employees working in the nearby areas. The Monument is not usually visited by tourists. During social gatherings, about 200-250 people gather in the grounds of the Monument.

³ Archaeological Survey of India (2000) Report of A Tour In Eastern Rajputana in 1882-83. Vol XX. Reprint. New Delhi: The Director General of Archaeological Survey of India, p. 148.

CHAPTER IV

Existing zoning, if any, in the local area development plans

4.1 Existing zoning:

The Monument comes under 'Zone F' as per Master Plan for Delhi 2021. Zonal Development Plan 2001 (modified letter no. K 12011/23/2009/DDIB Dated 08-03-2010) for Zone F may be referred in Annexure IV.

4.2 Existing Guidelines of the local bodies:

Existing guidelines may be referred in Annexure IV.

CHAPTER V

Information as per First Schedule, Rule 21(1)/ total station survey of the Prohibited and the Regulated Areas on the basis of boundaries defined in Archaeological Survey of India records.

5.1 Survey Plan of Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad, Delhi:

Survey Plan may be seen at Annexure-I.

5.2 Analysis of surveyed data:

5.2.1 Prohibited Area/Regulated Area in sqm and their salient features:

Protected Area: 226.018 sqm or 0.055 Acre approx.

Prohibited Area: 37655.84 sqm or 9.302 Acre approx.

Regulated Area: 301011.044 sqm or 74.36 Acre approx.

A major part of the Prohibited Area is covered by the archaeological park that surrounds the Monument. Spread over an area of approximately 2.75 acres and enclosed by a boundary wall on all sides, the park contains 5 wall mosques, a gateway, and several platforms and graves (see Image 04 to 09 in Annexure VI). Beyond the park, parts of residential settlements of J. J. Camp and Sadhna Enclave, and commercial areas like Panchsheel Rendezvous and Corner Market are present within the Prohibited Area, along with two nurseries. Another park is present on the northern side of the archaeological park which is densely covered with trees. Thus, a large part of the Prohibited Area is covered by greenery and other open spaces (see Image 15 in Annexure VI). In terms of density, Sadhna Enclave is a low-density residential colony having large plots and opulent houses while J. J. Camp is a high-density slum with narrow lanes and poorly constructed houses.

In addition to the J. J. Camp and Sadhna Enclave, other residential settlements present in the Regulated Area are S-block of Panchsheel Park; A, B, C and P blocks of Malviya Nagar and Gullak Wali Basti (a slum). Corner Market, B-block Market of Malviya Nagar and several schools and religious institutions are also present within the Regulated Area. Apart from these, several historic buildings are also located in the Regulated Area which can be referred in 5.2.6.

5.2.2 Description of built-up area:

Refer Figure 1, and Annexure VII (b) and VII (c).

Prohibited Area:

North: Northern part of the archaeological park with Wall Mosque No. 2 and few graves is present in this direction. Outside the archaeological park's boundary, few structures present in the premises of the adjacent nursery and park also fall within the Prohibited Boundary, along with houses of the J. J. Camp. Facilities provided for the J. J. Camp like Basti Vikas Kendra, public toilet and garbage dumpyard are also present in this direction.

East: Beside the gateway, wall mosques (no. 3, 4 and 5) and platforms present within the archaeological park, and few houses of the Sadhna Enclave fall within the Prohibited Boundary in this direction. Between the park and houses, a nursery is also present (see Image 20 in Annexure VI).

South: Beyond the archaeological park, Panchsheel Rendezvous with multiple restaurants and cafes within its premises, is present in this direction (see Image 21 in Annexure VI). A historic gateway (probably part of an old sarai), which has been converted into a café, is also present close to the Prohibited Boundary on the southwestern side. A part of the Corner Market including Prachin Hanuman Mandir Sabha also fall within the Prohibited Boundary.

West: Wall Mosque No. 1 and Corner Market including supermarts, salons, spas, shops, offices, cafes and wine shops are present in this direction (see Image 23 in Annexure VI).

Regulated Area:

North: Residences of the S-block of Panchsheel Park are present within the Regulated Boundary on the northern side, along with Hamilton Lodge (on Shivalik road), Rainbows Montessori School, an orthopedic clinic, local shopping centre, and few under construction buildings. Office of the Maleria Vibhag of MCD is present within the Panchsheel Park while an MCD primary school, a small temple and few grocery shops are present on the northern side of the J. J. Camp. Three heritage buildings are present in this direction, namely Kharbuje ka Gumbad (in the premises of Rainbows Montessori School), Tomb and Baradari.

East: Residences of the Sadhna Enclave are present along with Dukh Bhanjan Gurudwara and Manav Bharti India International School (see Image 24 in Annexure VI).

South: Corner Market, Gullak Wali Basti, and parts of the P, B and A blocks of Malviya Nagar are present in this direction. Few restaurants and cafes are also present in the Corner Market along with Prachin Hanuman Mandir Sabha. Gullak Wali Basti (see Image 29 in Annexure VI), which is present between the Corner Market and Sadhna Enclave, has a Hanuman Temple and Gullak Wali Masjid located within its boundaries.

Several administrative buildings are present in this direction, in the P and A blocks of Malviya Nagar. These include Malviya Nagar Post Office, Delhi Jal Board Office, offices of the Nirman Vibhag and Maintenance Department of MCD, Delhi State Legal Services Authority and C & D Waste Collection Site. B-block Market and two temples are also present along the Gitanjali Malviya Nagar Road.

West: Parts of the Sarai Shahji complex, C-block of Malviya Nagar and S-block of Panchsheel Park fall under the Regulated Area on the western side. C-block is mainly a residential colony (see Image 33 in Annexure VI), however, along the Basant Kaur Marg, boutiques, salons, restaurants, cafes, banks, clinics, coaching institutes and convenience stores are functional on the ground floor of the residences. DDA flats along with a small market are present on the intersection of Shivalik Road and Basant Kaur Marg. In the Sarai Shahji complex, many heritage buildings like Jamia Faridya and Jama Masjid, Masjid and Khanquah Farid Bukhari and other ruins are present along with a madarsa and residential quarters. Outside the complex, some temporary houses are also present (see Image 28 in Annexure VI). On the southern side of the Shivalik road, ruins of an enclosure wall are present in the Ratna Nursery. A Hanuman temple, S. L. House (a banquet hall), BSES office, Delhi Electricity Regulatory Commission, Delhi Jal Board Office, Arya Samaj Mandir and Arya Public School are also present with the Regulated Area.

5.2.3 Description of green/open spaces:

Prohibited Area:

North: The northern part of the archaeological park (within which the Monument is set), a private nursery and park within S Block of Panchsheel Park constitute the green spaces in this direction.

East: The archaeological park surrounding the Monument and its adjacent nursery constitute the green spaces in this direction.

South: Only the archaeological park surrounding the Monument is the green space in this direction.

West: Only the archaeological park surrounding the Monument is the green space in this direction.

Regulated Area:

North: Panchsheel Park and park of Rainbows Montessori School constitute the green spaces in this direction.

East: Park of Manav Bharti India International School and park within Sadhna Enclave majorly contribute to the green spaces in this direction.

South: Parks are present along the southern side of the Maharishi Dayanand Marg and within A, B, C and P blocks of Malviya Nagar.

West: Green area surrounding the Sarai Shahji Complex and small parks within the C block of Malviya Nagar School constitute the green spaces in this direction.

In addition to green spaces, open spaces in all directions in the Prohibited and Regulated Area comprise of the roads, sidewalks, parking space and other open spaces, both softscape and hardscape (See Annexure VII (d)).

5.2.4 Area covered under circulation- roads, footpaths etc:

Circulation area includes roads like Shivalik Road, Basant Kaur Marg, Gitanjali Malviya Nagar Road, Maharishi Dayanand Marg, footpaths along the roads and streets inside the residential colonies.

5.2.5 Existing heights of buildings:

The predominant building height ranges from G to G+2 in the Prohibited and Regulated Area. Several single/double story residences are still intact in residential colonies but new buildings being constructed are of G+4 height.

Prohibited Area (See Annexure VII (e))

North: The building height ranges from G to G+4. The predominant building height is G+1 and G+2.

East: The building height ranges from G to G+3. The predominant building height is G+1.

South: The building height ranges from G to G+3. The predominant building height is G.

West: The building height ranges from G to G+3. The predominant building height is G and G+2.

Regulated Area (See Annexure VII (e))

North: The building height ranges from G to G+4. The predominant building height is G+2.

East: The building height ranges from G to G+4. The predominant building height is G and G+2.

South: The building height ranges from G to G+4. The predominant building height is G+1.

West: The building height ranges from G to G+3. The predominant building height is G.

5.2.6 State Protected Monument(s) and listed Heritage Buildings by local Authorities, if available, within the Prohibited/Regulated Area:

Heritage buildings/structures which are located within the park of the Monument are the five Lodhi period wall mosques, the Tughlaq-period gateway (on the eastern side of the complex) and several platforms and graves. Apart from these, a gateway and remains of the enclosure walls of an unknown sarai, presently converted into a café in the Panchsheel Rendezvous, also fall within the Prohibited Area.

Kharbuje ka Gumbad which is widely believed to be the residence of the Sheikh Kabirud-Din Auliya⁴ is located outside the Prohibited Boundary on the northern side, within the premises of Rainbows Montessori School. State Protected Monuments – Tomb and Baradari/Mosque are located within 180m of the Monument in the Northeast direction, in the S-block of Panchsheel Park. Dukh Bhanjan Gurudwara which resembles a tomb from the Tughlaq/Lodhi period is located within the Regulated Boundary on Northeast side, in the Sadhna Enclave.

Sarai Shahji, a Protected Monument, is located about 286m from the Monument, towards West. Both the Monuments share parts of the Prohibited and Regulated Area with each other. Within the Protected Boundary of Sarai Shahji complex, many heritage buildings/structures are present such as Jama Masjid, Khanquah and Masjid of Farid Bukhari, and several smaller tombs and mosques. Out of these, only the plinth and ruins located in the open space outside the main complex and the tomb located inside the Jama Masjid premises, fall within the Regulated Area of the Tomb of Sheikh Kabirud-Din. Along the Shivalik road, within the premises of Ratna Nursery, remains of an old enclosure walls are still present.

Tomb of Sheikh Alauddin along with two other tombs and a well are located in Sheikh Sarai village, close to the Regulated Boundary on the western side. Many other Monuments of the Tughlaq and Lodhi period like Begumpuri Mosque, Bijai Mandal, Khirki Mosque, Yusuf Qattal's tomb, Satpula and Tomb of Bahlol Lodhi are located at a short distance from the Monument (refer Annexure VII (f)).

5.2.7 Public amenities:

Public amenities like drinking water, parking, information counter, toilets, dustbins etc. are not available at the Monument. Only a few benches are present within the site premises.

The neighbourhood offers many healthcare, public-semipublic, and recreational facilities like clinics, shopping complexes, banks, police stations, schools, taxi stand, garbage dumpyards, bus stands, auto stands, parks, community centres, and government offices etc. (see Annexure VII (g))

⁴ Archaeological Survey of India (1922) *List of Muhammadan and Hindu Monuments*. Vol III. Delhi: Superintendent Government Printing, p.149.

5.2.8 Access to Monument:

Access to the Monument is directly through the Maharishi Dayanand Marg which is a major local road in this area and further connects the Monument to the Shivalik Road and Outer Ring Road. Hauz Khas Metro station (Magenta and Yellow Line) is located at a distance of 1km from the Monument, on the Northwest side. Maharishi Dayanand Marg bus stop is located just outside the western boundary of the Monument.

5.2.9 Infrastructure services (water supply, storm water drainage, sewage, solid waste management, parking etc.):

Water supply (only for gardening purposes) is available on site. Facilities like toilets, dustbins and drinking water (for tourists) are not available. There is no dedicated parking space for the Monument or for the market and offices located opposite the Monument. Thus, vehicles are generally parked along the boundary wall of the Monument, mostly in front of the entrance gate (see Figure 35 in Annexure VI).

5.2.10 Proposed zoning of the area as per guidelines of the Local Bodies

The Monument comes under 'Zone F' as per Master Plan for Delhi 2021. Zonal Development Plan 2001 (modified letter no. K 12011/23/2009/DDIB Dated 08-03-2010) for Zone F may be referred in Annexure IV.

CHAPTER VI

Architectural, Historical and Archaeological value of the Monument

6.1 Architectural, Historical and Archaeological value of the Monument:

The Monument has a high archaeological, historical and architectural value. It was constructed in the last decade of the 14th century, during the final years of the Tughlaq rule in Delhi. It is the tomb of Sheikh Kabir-ud-din Auliya, a disciple of the Sufi saint Hazrat Roshan Chiragh-e- Dilli of the Chishti Order. The tomb resembles the Tomb of Ghiyas-ud-din Tughlaq and exhibits typical features of Tughlaq architecture like battered walls, pointed domes and simple exteriors.

6.2 Sensitivity of the Monument (e.g. developmental pressure, urbanization, population pressure etc.):

At present, the Monument is not directly subjected to development pressure however, sidewalk along the western boundary wall (Maharishi Dayanand Marg) has been encroached by hawkers and migrated blacksmiths and potters (see Figure 45 in Annexure VI). These blacksmiths and potters migrated from Rajasthan about a decade ago and built temporary shelters along the boundary wall. Such poorly-built shelters with canvas/tin roofs offer an unpleasant view while approaching the Monument. Earthenware and metalware are also stacked outside these shelters and sold by the migrants to the passersby.

Hawkers along the boundary wall, especially near the entrance gate of the Monument, spoil the view of the Monument (see Figure 44 in Annexure VI). Vehicles are also parked in front of the entrance gate which obstructs access to the Monument (see Figure 35 in Annexure VI).

The Monument and other heritage structures within the site premises are also subjected to vandalism caused by locals who consume alcohol and drugs on the site. Such activities are not only an unpleasant sight but also invoke safety concerns for the Monument as well as visitors. Two liquor shops, including a government wine and beer shop, are located opposite the Monument, in the corner market due to which liquor is readily available.

The residents of J. J. Camp have also removed the barbed wire provided on top of the eastern boundary wall to easily jump across the wall and access the park of the Monument. They use the park as a thoroughfare (shortcut) to access the Maharishi Dayanand Marg which is otherwise far from the J. J. Camp.

Residents and employees working in the offices located along the Maharishi Dayanand Marg also play cricket in the park of the Monument every day. They stack the salvaged stones of the heritage structures as the wicket (see Figure 38 in Annexure VI). This

activity not only pose threat to the salvaged stones and loose stone masonry of the existing wall mosques but also to the visitors who might get hurt by the ball.

6.3 Visibility from the Protected Monument or Area and visibility from Regulated Area:

From the Monument and its surrounding park, unpleasant views of the unfinished facades of the poorly-built houses of the J. J. Camp are visible on the northeastern side (see Figure 43 in Annexure VI). On the western side, the view of the shop signages, hawkers, temporary food stalls and parked vehicles is also unsightly (see Figure 10 in Annexure VI). In contrast, the view of the dense trees on the northern side is pleasant. On the southern side, restaurants located in the Panchsheel Rendezvous are a pleasant sight, but the view is disrupted by the unfinished facades, water tanks, air conditioners and chimneys of the buildings of the Gullak Wali Basti and Corner Market and by a telecommunication tower (see Figure 37 in Annexure VI).

The Monument is partially visible from the Prohibited Area; from the nurseries on the northern and eastern sides, Maharishi Dayanand Marg on the western side, Panchsheel Rendezvous on the southern side and from the terraces and balconies of houses located in Sadhna Enclave and J. J. Camp. The views of the Monument from the Maharishi Dayanand Marg are disturbed by the encroachment of the sidewalk by the hawkers and the shelters of the migrants. The Monument is not visible from the Regulated Area.

6.4 Land-use to be identified:

In the Master Plan for Delhi 2021, the Prohibited and Regulated Area of the Monument is designated for residential land-use. In terms of building-use, residential, commercial, mixed, educational, administrative, recreational and religious use is seen in the Prohibited and Regulated Area of the Monument. However, residential land-use is predominant.

Mixed or commercial building use along the Maharishi Dayanand Marg slows down the traffic on the road and causes congestion. It also increases the need for parking which is usually met by parking vehicles along the boundary wall of the Monument.

6.5 Archaeological heritage remains other than Protected Monument:

Refer sections 5.2.6.

6.6 Cultural landscapes:

At present, there is no cultural landscape associated with the Monument

6.7 Significant natural landscapes that form part of cultural landscape and also help in protecting Monuments from environmental pollution:

Beside the park surrounding the Monument, a large green cover is present on the northern side of the Monument which protects the Monument from environmental and noise pollution. Trees are also planted along the boundary walls of the Monument that not only enhance the ambiance of the place by providing a pleasant backdrop but also create an essential visual barrier.

6.8 Usage of open space and constructions:

Refer sections 5.2.1, 5.2.2 and 5.2.3.

6.9 Traditional, historical and cultural activities:

No traditional, historical or cultural activities are associated with the Monument.

6.10 Skyline as visible from the Monument and from Regulated Areas:

The skyline is majorly dominated by trees when seen from the Monument. However, in northeastern, eastern, southern and northwestern directions, the skyline is interrupted by houses and the water tanks kept on the terraces. The Monument does not form part of the skyline when viewed from the Regulated Area.

6.11 Traditional Architecture:

Traditional architecture is seen in the heritage structures/buildings located within the Prohibited and Regulated Area. Elements of the Tughlaq and Lodhi architectural styles like pointed arches, domes, columns, arched niches, etc. are seen in the heritage structures/buildings.

6.12 Developmental plan, as available, by the local authorities:

The Monument comes under 'Zone F' as per Master Plan for Delhi 2021. Zonal Development Plan 2001 (modified letter no. K 12011/23/2009/DDIB Dated 08-03-2010) for Zone F may be referred in Annexure IV. No specific development plan is available for the immediate surroundings of the Monument.

6.13 Permissible Building related parameters:

6.13.1 Repair and Renovation (in Prohibited and Regulated Area):

Internal changes and adaptive reuse may be generally permitted. However, external changes shall be subject to detailed scrutiny by the Competent Authority. Such changes which include retrofitting/renovation may be permitted when the building is structurally weak or unsafe or when it has been adversely impacted by any natural calamity and renovation is absolutely necessary. Original building vocabulary and layout along with built-open relationships are to be adhered to. General repair and upkeep of buildings will be permissible, subject to prior permission from the Competent Authority.

The repair and renovation in building/structures should be sympathetic and congruous with the heritage character of the Protected Monument and its surrounding areas. New cladding materials like Aluminum Composite Panels (ACP), High Pressure Laminates (HPL), laminates, tiling or glazing will not be permitted. Use of locally available building material should be encouraged in carrying out repair and renovation works.

6.13.2 Reconstruction:

Reconstruction is defined in Section 2(k) of AMASR Act, 1958 as amended. Permission for reconstruction in Regulated Area is accorded as per Section 20C(2) of the AMASR Act, 1958 as amended and Rule 6(IV) and Rule 7 AMASR (Framing of heritage Bye-laws and other functions of the Competent Authority) Rules, 2011. In case of any type of building or structure located in the Prohibited or Regulated Area of the Protected Monument or Protected Area, collapsed or damaged and found beyond repair due to natural calamities, the permission for reconstruction is accorded as per Rule 16 AMASR (Framing of heritage Bye-laws and other functions of the Competent Authority) Rules, 2011. The new structure or building as a replacement to the older building in case of reconstruction shall follow the same horizontal and vertical limits as per the pre-existing structure. The use of incongruous materials in the façade such as glazing, metal cladding, Aluminum Composite Panels (ACP), High Pressure Laminates (HPL), tiles, laminates will not be permissible. The new structure should be sympathetic and congruous with the heritage character of the Protected Monuments and its surrounding area.

6.13.3 New Construction:

6.13.3.A. Prohibited Area:

As per Section 20A(4) of the AMASR Act, 1958 as amended, no new construction including carrying out any public work or project essential to the public or other construction, shall be permitted within the Prohibited Area of the Protected Monument.

6.13.3.B. Regulated Area:

All development control norms and building regulations specified in the Master Plan of Delhi 2021 and Zonal Development Plan for Zone F shall be applicable, however, the height shall be restricted to 18m including mumty, parapet walls, water storage tanks or any other vertical projection

1. Height of the new construction on the site (including mumty, parapet, water storage tank, machine room, HVAC unit, solar panel, rain water harvesting system, penthouse structures of terrace garden etc.) or any other services on the roof:

The maximum height limit for new construction or additions/alteration to existing buildings shall not exceed 18 meters (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rainwater harvesting system, penthouse structures of terrace garden etc.) or any other services on the roof.

Construction of the basement may not be permitted to mitigate any adverse impact on the structural safety of the Monument.

2. Usage:

Residential land-use shall be followed and change in land-use shall not be permitted under any circumstances.

Land pooling shall not be allowed to avoid the construction of high-rise buildings.

Construction of group housing shall not be permitted in the regulated area of the monument.

3. Façade design:

The façade design of new construction must be minimalistic in nature, so that it does not overpower the Monument and the overall heritage character of the surrounding area.

The façade design should be subtle, plastered and painted in earthy colours (white, grey, beige, brown etc.).

4. Roof design:

(i) Only flat roof design in the area is to be followed.

(ii) Erection of Structures, even of temporary nature, using materials such as aluminium, fiber glass, polycarbonate or similar materials should be discouraged on the roof of the building.

(iii) All services such as large air conditioning units, rooftop water storage tanks or large generator sets placed on the roof to be screened off using screen walls (brick/cements sheets, louvers, jaalis or other such design elements). All of these services should be included in the maximum permissible height.

5. Building material:

Consistency in building materials and colour along all street façades of the Monument may be maintained. Modern building materials such as aluminium cladding, glass bricks and any other synthetic tiles or materials should not be permitted for exterior finishes. Traditional building materials such as brick and stone should be used.

6. Color:

The exterior colour should be of a neutral tone in harmony with the Protected Monument such as buff sandstone colour, white, beige and other earthy colours which do not create a harsh contrast with the Protected Monument and its immediate surroundings.

7. Other Regulations:

Proposal for construction of any large-scale public infrastructure project like foot-over bridges, flyover, multi-level parking, or any such project will be subject to a detailed Heritage Impact Assessment report.

6.14 Visitor facilities and amenities:

Visitor facilities and amenities such as illumination, clean and functioning toilets, provision of clean drinking water, shade and benches for seating and proper signages and information boards should be considered in the vicinity of the Protected Monument as per feasibility.

CHAPTER VII

Site Specific Recommendations

7.1 Site specific recommendations:

Recommendations for planning authorities and local bodies:

- It is strongly recommended to maintain the residential land-use in the Prohibited and Regulated Area of the Monument in all future development plans.
- Existing liquor shops (located in the Corner Market, opposite the Monument) shall be relocated to a suitable place away from the Monument.
- The local authority may take necessary steps to relocate the migrants settled along the boundary wall of the Monument to a suitable location outside the Prohibited and Regulated Area of the Monument.
- Food stalls, mechanic shops, tea stalls, pan shops, juice corners or any commercial activity shall not be allowed along the boundary wall of the Monument as these not only spoil the views of the Monument but also cause traffic congestion which in turn hinder the access to the Monument.
- A penalty may be imposed on the vehicles parked in front of the entrance gate of the Monument to deter the locals from parking their vehicles in front of the entrance gate.
- Highways, elevated roads or metro lines shall not be permitted in the Prohibited and Regulated Area of the Monument.
- Locals residing in the Prohibited and Regulated Area of the Monument should be asked to immediately inform the Archaeological Survey of India if any artifact or archaeological remains are discovered during the process of excavation for any reason including digging of foundations, laying of pipes, cables, etc.
- No Telecommunication towers shall be located in the Prohibited and Regulated Areas. The existing telecommunication tower on the southern side of the Monument may be relocated to a suitable area.
- No high-tension pylons shall be located in the Prohibited and Regulated Areas.
- No overhead water tanks shall be located in the Prohibited and Regulated Areas.
- Site may also have descriptive plaques based on authentic historical narrative.
- All signages within the historic precinct should be compatible and harmonious with the special heritage character of the Protected Monument and its immediate surroundings.
- LED or digital signs, plastic fiber glass or any other highly reflective synthetic material should not be used for signages in the vicinity of the Protected Monument or its immediate surrounding areas.

- No advertisements in the form of hoardings, bill-boards and posters will be permitted near the Protected Monument, especially on the boundaries of the Monument.
- Use of Eco-Friendly vehicles for movement in the vicinity of the Protected Monument may be encouraged to mitigate adverse impact on the Monument due to vehicular emissions and vibrations.
- Construction of green buildings including best practices like rainwater harvesting should be encouraged.

Other site-specific recommendations:

- Competent Authority may also declare the other heritage buildings/structures present within the park of the Monument as Protected Monuments to safeguard them. These Monuments should also be preserved, structurally strengthened and maintained by the Competent Authority.
- On-duty guards and staff of the Competent Authority should not allow the locals and employees of the nearby offices to play cricket within the premises to safeguard the Monument and other heritage buildings.
- On-duty guards and staff of the Competent Authority should also not allow the residents of the J. J. Camp to jump over the boundary wall of the Monument and use the premises as a throughfare.
- On-duty guards and staff of the Competent Authority should also deny access to the locals who consume alcohol and drugs on site.
- Salvaged materials scattered on the site should be properly stacked at a suitable location and saved from being used as a wicket for playing cricket.
- Competent Authority should ensure regular cleaning and maintenance of the archaeological park. Fallen leaves and garbage should not be burned on site (see Figure 40 in Annexure VI). Grass should be grown and maintained in the park.
- More trees should be planted along the boundary wall of the Monument to create a visual barrier between the Monument and the surrounding developments, specially to hide the views of the buildings located in J. J. Camp, Gullak Wali Basti and Corner Market.
- The Monument should be properly illuminated by the Competent Authority.
- It is recommended to provide portable toilets and water coolers for the visitors on site.
- Dumping of waste near the boundary walls of the Monument should be discouraged.
- Extensive publicity programmes may be conducted to increase public awareness about the historical and architectural significance of the Monument.
- The master plan may show all Monuments of national importance, prohibited and regulated areas.
- Provisions for differently abled persons may be provided as per prescribed standards.

- The area should be declared as Plastic and Polythene free zone.
- National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at <https://nidm.gov.in/PDF/pubs/NDMA/20.pdf>

Notification

REGISTERED No. C. 696.



The Gazette of India.

PUBLISHED BY AUTHORITY.

CALCUTTA, SATURDAY, NOVEMBER 2, 1918.

Separate paging is given to this Part in order that it may be filed as a separate compilation.

PART II.

Notifications by High Court, Comptroller-General, etc.

GAZETTE OF INDIA.

NOTICE.

The 30th September, 1918.

On and after 9th November and until further notice, Parts I, IV, V and VI of the *Gazette of India* and the Weather and Crop Report will be published in Delhi. Parts II and III will continue to be published in Calcutta. All notifications and other matter intended for publication in those Parts should be addressed to the Publisher at Delhi and Calcutta, respectively.

Attention is invited to the following Circular Memorandum of the Government of India, Home Department, of August 1901:—

"It has been brought to the notice of this Department that matter for the *Gazette of India* is sometimes sent to the Press late on Friday evenings for publication in the next day's *Gazette* and that this involves considerable inconvenience to the Press and expense to Government. In the Circular Memorandum of this Department, No. 777-70, dated 9th February 1870, the Government of India directed that all notifications or other matter intended for insertion in the *Gazette of India* should be delivered at the Press not later than 2 p.m. on Friday, and that any papers sent thereafter must be certified to be extremely urgent in order to ensure their appearance in the next day's *Gazette*. The undersigned is directed to request that these orders may be more strictly observed in future, and that Departments will refrain from sending to the Press an extremely urgent any papers which can without harm or inconvenience be held over for the next *Gazette*."

J. P. HEWETT,

Secretary to the Government of India."

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J. J. MEIKLE,
Publisher, *Gazette of India*.

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MILITARY ACCOUNTS DEPARTMENT.

NOTIFICATIONS.

Simla, the 25th October 1918.

No. 4601-G.—Major D. A. E. Will, I.A., Controller of Military Accounts, 8th (Lucknow) Division, is granted leave in India under the provisions of India Army Order 291 of 1917, for one day, in extension of the leave granted to him in Military Accounts Department Notification No. 3645-G., dated the 23rd September 1918, published in the Gazette of India, Part II, dated the 23rd September 1918.

No. 4602-G.—Mr. G. C. Chatterjee, Officiating Deputy Examiner, 2nd grade, in the office of the Controller of Military Accounts, 7th (Meerut) Division, reverted to his own grade, with effect from the 12th October 1918.

No. 4603-G.—Mr. H. F. Brisley, Officiating Deputy Examiner, 2nd grade, in the office of the Field Controller of Military Accounts, Poona, is appointed as a temporary Deputy Examiner, 2nd grade, in that office, with effect from the 21st October 1918.

B. W. MARLOW, Colonel,
Military Accountant General.

CHIEF COMMISSIONER, DELHI.

NOTIFICATIONS.

Delhi, the 25th October 1918.

No. 7479-Home.—Mr. A. H. Marshall assumed charge of the office of Senior Superintendent of Police, Delhi, with effect from the forenoon of the 18th October 1918, relieving Mr. P. L. Orde of the additional duties of the Senior Superintendent of Police.

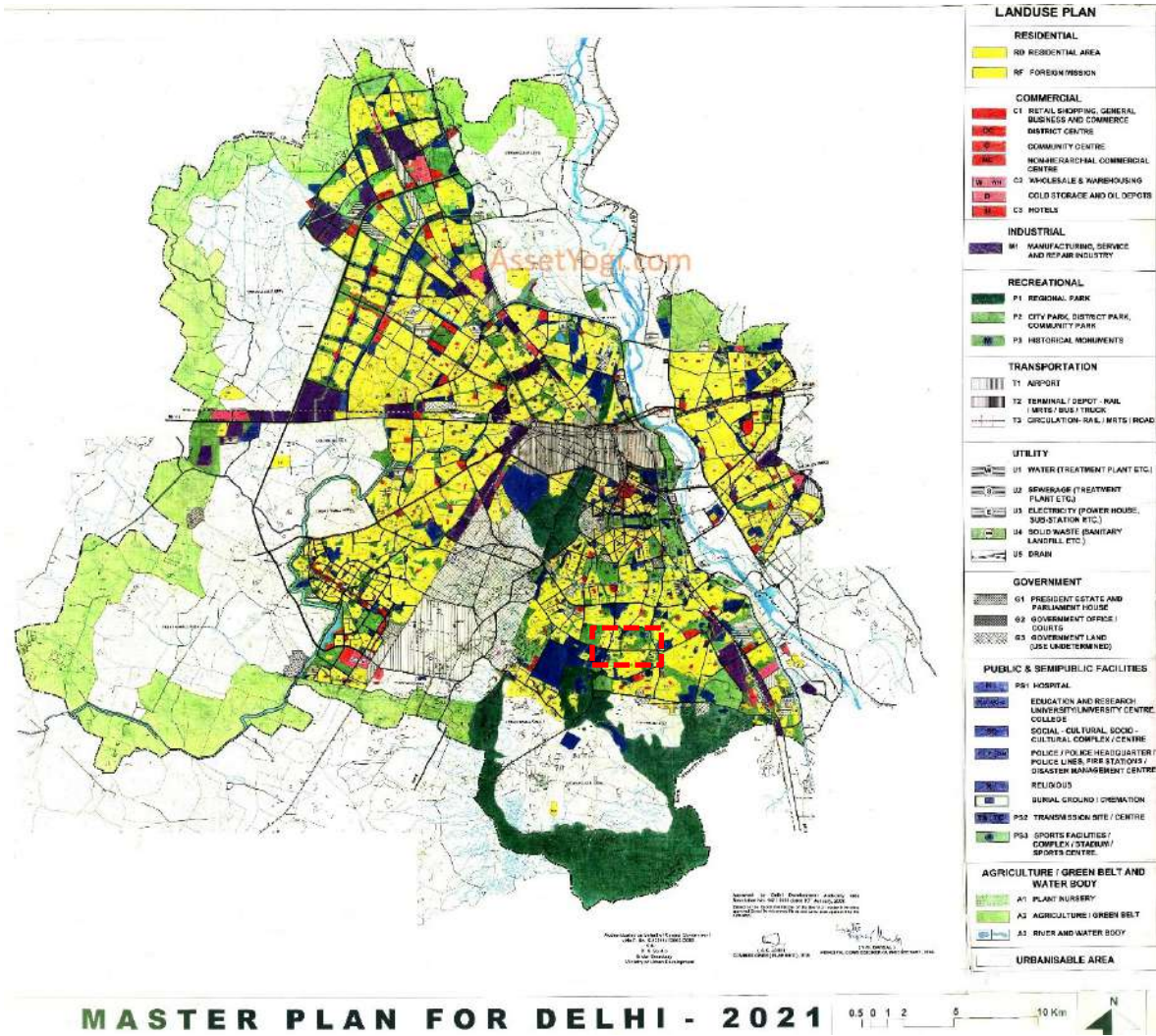
No. 7480-Home.—Mr. T. Andrew relinquished charge of the office of Additional Superintendent of Police, Delhi, with effect from the afternoon of the 18th October 1918.

No. 7482-Home.—The services of Mr. T. Andrew, Additional Superintendent of Police, Delhi, are replaced at the disposal of the Government of India, for re-employment in the Punjab, with effect from the afternoon of the 18th October 1918.

No. 7485-Education.—In exercise of the powers conferred by section 3 (3) of the Ancient Monuments Preservation Act, 1904 (VII of 1904) the Chief Commissioner, Delhi, is pleased to confirm Notification No. 5783-Education, dated the 6th August 1918, which declared the undermentioned monuments to be protected within the meaning of the said Act.

District.	Name and description of monument.	SITUATION.			
		North.	South.	East.	West.
Delhi.	Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad in Field No. 84 into situated at Serai Shahji property of Taks Shahpur and Adhehina.	Field Nos. 70 and 81 owned by Bakhtawar, etc.	Field Nos. 80, 89 and 90 owned by Lala, etc.	Field Nos. 77, 78 and 85 owned by Bhrara Dhapa and Lala, etc.	Field Nos. 45 and 28 owned by Shiv Lal Hans Ram Eburia, etc.
Do.	Tomb of Usuf Qatal situated at Khirki in Field No. 81 into, property of Shamlat Deb.	Field Nos. 111 and 112 owned by Shih Dayal.	Field No. 82 owned by Tota, etc.	Field No. 100 owned by Shadi Ram, etc.	Field No. 80 owned by Shamlat Deb Banjar.
Do.	Hans Shamsi, with central red stone pavilion situated at Mahrauli in Field Nos. 1674-81, 1586-97, 1614, 1633 and 1624, owner Government.	Rai Bahadur L. Sheo Pershad's Garden.	Cultivated land of Jhama Singh.	Gurgaon-Delhi in a straight road, Chabar Mahal and Aulla Masjid.	Cultivated land of Janna Das and Ranjan, etc.

Land-Use Plan, Zoning



Local Building Bye - Laws (as per Requirements)

Delhi Master Plan 2021

MFD-2021 modified upto 30/06/2021

- (v) Health Centre - 100 sqm.
- (vi) Park/Shishu Vatika- 200 sqm.
- (vii) Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided.
- (viii) Provisions for informal trade units and weekly market to be made, wherever necessary.

¹[d]In case separate facility plots as per MPD norms are not feasible, the facilities may be clubbed and provided on the basis of ground realities and also by using the concept of Accommodation Reservation (AR).]

4.2.3 HOUSING FOR URBAN POOR

The category of urban poor for purpose of the Plan would mainly comprise the inhabitants of squatter settlements and informal service providers. Such services could include domestic help, hawkers and vendors, low paid workers in the industrial, commercial and trade / business sectors, etc. These include both existing population and future migrants. In terms of housing requirements of the city, this continues to be the single biggest challenge and would require a mix of approaches and innovative solutions.

4.2.3.1 Rehabilitation / Relocation of Slum & JJ Clusters

In so far as the existing squatter settlements are concerned, the present three-fold strategy of relocation from areas required for public purpose, in-situ up-gradation at other sites to be selected on the basis of specific parameters and environmental up-gradation to basic minimum standards shall be allowed as an interim measure. Rest of the clusters, till they are covered by either of the first two components of the strategy, should be continued.

During the Plan period 1981-2001, sites and services approach based relocation was employed in which resettlement of squatter slums was done on 18 sqm and 12.5 sqm. plots (transit accommodation) allotted to eligible persons on licence basis. This has led to a number of aberrations and there are several aspects, due to which this approach needs to be progressively abandoned and substituted by an alternate approach. Broadly, speaking this alternate approach should have the following components:

- (i) Resettlement, whether in the form of in-situ up-gradation or relocation, should be based mainly on built up accommodation of around 25 sq. m with common areas and

¹Added vide S.O. 2890(E) dated 23-09-2013

facilities, rather than on the model of horizontal plotted development.

- (ii) The concept of land as a resource should be adopted to develop such accommodation with private sector participation and investment, to the extent possible.
- (iii) Incentives by way of higher FAR, part commercial use of the land and, if necessary and feasible, Transfer of Development Rights should be provided.
- (iv) A cooperative resettlement model with adequate safeguards may be adopted with tenure rights being provided through the institution of Co-operative Societies.
- (v) The provision of accommodation should be based on cost with suitable arrangements for funding / financing, keeping in view the aspect of affordability and capacity to pay.
- (vi) In cases of relocation, the sites should be identified with a view to develop relatively small clusters in a manner that they can be integrated with the overall planned development of the area, particularly keeping in view the availability of employment avenues in the vicinity. Very large resettlement sites could lead to a phenomenon of planned slums.
- (vii) Suitable arrangement for temporary transit accommodation for families to be rehabilitated should be made. This may preferably be near or at the same site and the utilization of these may be synchronised with the phases of implementation of the scheme of in-situ up-gradation.
- (viii) Community Based Organisations (CBOs) and Non-Governmental Organisations (NGOs) should be closely involved in the resettlement process.

4.2.3.2 Resettlement Colonies

Most of the resettlement colonies have been provided with essential services, but the immediate need is of individual services i.e. water, sewerage and electricity. To ensure healthy and better environment, the construction of houses needs to be based on approved / standard building plans.

Co-operative societies / private developers / govt. agencies may come forward for redevelopment based on the incentives as applicable for the Squatter Rehabilitation Scheme. Reconstruction of existing plotted development, group housing should be

encouraged as per the Redevelopment Guidelines given in para 4.2.3.4.

4.2.3.3 New Housing for Urban Poor

New housing should be in the form of one or two room units, which would be developed through public and private agencies and through Cooperative societies. As this category constitutes bulk of the housing stock that has to be catered at an affordable price to the lowest income bracket as housing for Economically Weaker Sections (EWS), this is often done by cross-subsidization.

For this purpose, adequate land would be earmarked for EWS housing. The developers of group housing shall ensure that minimum ¹[15% of proposed FAR to be] constructed for Community-Service Personnel / EWS and lower income category.²[Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel / EWS and lower income category.] In old built up areas, this may be as redevelopment schemes or industrial housing, etc., whereas, in urban extensions, the acquisition and development cost of this land should be borne by rest of the project. Such reserved lands should be handed over to a designated agency for promoting housing for low income and weaker sections.

The pattern of EWS housing shall be such as to ensure optimal utilization of land in a sustainable manner. For that purpose, multi-storied housing will be the preferred option. Apart from mandatory provision for EWS housing in all group housing projects/ schemes, the primary responsibility for creating adequate stock of housing for urban poor shall be borne by public agencies.

4.2.3.4 Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation / Relocation - In-situ Up-gradation / Rehabilitation of Slum & JJ Clusters, Resettlement Colonies, ³[schemes for rehabilitation of project-affected persons[#] and Unsafe Buildings*[#]] ⁴[and EWS public housing schemes]

¹ Modified vide S.O. 1215 (E) dated 13-05-2013

² Added vide S.O. 1277(E) dated 19-05-2009

³ Added vide S.O. 2894(E) dated 23-09-2013 and modified vide S.O. 2895(E) dated 23-09-2013

⁴ Added vide S.O. 2895(E) dated 23-09-2013

The ¹[implementing agency / corporate body concerned] should work out schemes for collective community rehabilitation/relocation and explore the possibility of involving private sector/slum cooperatives. In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum & JJ Rehabilitation Scheme ¹[schemes for rehabilitation of project-affected persons[#] and for Unsafe Buildings^{*#}] ²[and EWS public housing schemes.]

The following guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these guidelines at the time of preparation of new schemes is essential. Group housing norms shall be applicable with the following conditions:

- (i) ¹[Minimum plot size 2000 sqm (on a min. ROW of 9m).] ¹[In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10%.]
- (ii) Maximum ¹[900 DUs/ha] on residential component of the land.
- (iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land ¹[(including facilities i.e., Facility for the level as indicated in Table.3.3 of Chapter 3 based on the population accommodated under the project/scheme)]
³[The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse.
Any use/ mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.
In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilized for the particular use.]
- (iv) Mixed land use / commercial component ⁴[(including all commercial activities as permitted under Table 5.1 of Chapter 5)] up to 10% of permissible FAR in the residential component of the land. ¹[In addition ⁴{to the above}, 10% of the permissible FAR ⁴{may} be permitted for home based economic activities (i.e., Group-A Household Industries as given in Annexure I of Chapter 7) to the beneficiaries of the

¹Modified vide S.O. 2894(E) dated 23-09-2013

² Added vide S.O. 2895 (E) dated 23-09-2013

³ Modified vide S.O. 4674(E) dated 23-12-2020

⁴ Added vide S.O. 475 (E) dated 28-01-2019

- project/ scheme.] ¹[All the commercial activities shall be permissible irrespective of the land use subject to all statutory clearances and shall in no case compromise with the basic community needs and infrastructure facilities required to be provided as per MPD-2021.]
- (v) Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme.
 - (vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.
 - (vii) Area of dwelling unit for ²[EWS or rehabilitation shall be minimum 25 sqm and max. 40 sq. mt. and room sizes as per IS: 8888.]
 - (viii) ³[Common parking is to be provided for residential component at 0.5 ECS per 100 sqm of floor area which can be relaxed wherever required. Parking for remunerative purposes shall be as applicable for the relevant land use.]
 - (ix) No restriction on ground coverage (except set backs)
 - (x) Schemes shall be approved by concerned local body.
 - (xi) Schemes / designs should be compatible for ⁴[differently-abled persons].
 - (xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.
 - (xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.

⁵[Note:

- * Unsafe buildings are to be determined by the statutory competent authority.
 - # In case of Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings, this will only be applicable for those schemes wherein these guidelines are adopted. Disposal and eligibility for allotment of the built flats/plots for Schemes for Rehabilitation of Project-affected Persons & Unsafe Buildings shall be governed by the separate policy already formulated or yet to be framed by the Housing & Lands Departments of DDA.]
- ³[Slum & JJ Clusters on plots smaller than 2000 sqm be relocated instead of taking up in-situ rehabilitation as per the above-cited guidelines.]

¹ Added vide S.O. 475 (E) dated 28-01-2019

² Modified vide S.O. 2894(E) dated 23-09-2013

³ Added vide S.O. 2895 (E) dated 23-09-2013

⁴ Modified vide S.O. 3173 (E) dated 12-12-2014

⁵ Added vide S.O.2894(E) dated 23-09-2013

¹ [State Bhawan/ State Guest Houses	A Government owned premise for providing the short term/transit accommodation for the guests of State Government and Central Government.	Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation]
--	--	--

- * Pre 1962 plotted double storied flats shall be treated as Residential Plots.
- * Bed and Breakfast accommodation may be a permissible activity in residential plot/ flat, if registered under the Scheme notified by Ministry of Tourism, GoI/ GNCTD from time to time.
- ²[** As land is a constraint, the endeavour should be to optimally utilize the land for creating multipurpose facilities in residential and PSP plots.

Night shelter should also be made in existing buildings and in new proposed constructions within the Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes, Police Stations etc. by the agencies concerned such as Railways, Health, Industry, DTC, Police, etc., wherever available, with suitable modifications into night shelters as well as by adopting innovative concepts such as integrated complex with commercial space on the ground floor and night shelter on the first floor.]

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 as per the following table:

	Area of Plot (sq. m)	Max. Ground Coverage %	FAR	No. of DUs
³ [1	Upto 50	90*	350	3]
2	Above 50 to 100	90*	350	4
3	Above 100 to 250	75**	300**	4
4	Above 250 to 750	75	225	6
5	⁴ [Above 750 to 1000	50	200	9
6	Above 1000 to 1500	50	200	9
7	Above 1500 to 2250	50	200	12

¹ Added vide S.O. 1208(E) dated 23-03-2016
² Added vide S.O. 2894(E) dated 23-09-2013
³ Added vide S.O. 2690(E) dated 11-08-2016
⁴ Modified vide S.O. 2983(E) dated 26-11-2014

8	Above 2250 to 3000	50	200	15
9	Above 3000 to 3750	50	200	18
10	Above 3750	50	200	21]

Notes:

1. The local body concerned shall be competent to disregard variation of upto 2% in plot size, arising from conversion of area from sq. yard to sq.m. and to grant the norms applicable to the lower category of plot size in accordance to para (ii) below.
2. *100% ground coverage shall be eligible for regularization of construction, already existing as on 22.09.06 on payment of charges as notified.
3. 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.
4. **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 175sqm.
5. Permissible FAR and Dwelling Units shall not be less than MPD-2001 norms.

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. **¹[Height: Maximum height of the building shall be 15m in plots without stilt parking and 17.5m in plots with stilt parking. Such residential 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

¹ Modified vide S.O. 2894(E) dated 23-09-2013

- 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 the FAR.
 - vi. **Basement:** Basement shall not be counted towards FAR if used for purposes permissible under Building byelaws 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 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 2.4m), 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 sq.m.
 - b) 1 ECS for every 100 sq.m. 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 upto 250	3	0	0	0
3	Above 250 and upto 500	3	3	3	0
4	Above 500 and upto 2000	6	3	3	3
5	Above 2000 and upto 10000	9	6	6	6
6	Above 10000	15	9	9	9

- 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 of construction in the future, a minimum 2m x 2m open courtyard shall be provided for in residential plots of area of 50 sqm. to 100 sqm.
- 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.
- xii. Each servant quarter shall comprise of one habitable room of area not less than 11 sqm. floor area, exclusive of cooking verandah, bathroom and lavatory. The maximum size of servant quarter shall be 25 sqm. If larger in size, the servant's quarter shall be counted in density as a full dwelling unit.
- xiii. Plot owners / allottees seeking extra coverage, additional floor or part thereof, over and above Gazette Notification dated 23.07.98, as per above mentioned norms shall be charged betterment levy (or additional FAR charges) at the rates notified with the approval the Government from time to time. This is in addition to the levy payable on the additional FAR allowed vide notification dated 23.07.98 and over the FAR allowed vide notification dated 15.05.95.
- xiv. Plot owners / allottees seeking regularization of construction in terms of the additional coverage allowed under this notification, shall have to pay a penalty and compounding charges notified with the approval of the Government, over and above the betterment levy referred to in para (xiii) above.
- xv. Plot owners / allottees seeking regularization of additional height in terms of this notification, will have to pay penalty and special compounding charges notified with the approval of the Government, in addition to betterment levy referred to in para (xiv).
- xvi. The amount so collected be deposited in an escrow account by the local body concerned for incurring expenditure for developing parking sites, augmentation of amenities / infrastructure and environmental improvement programmes and a quarterly statement of the income and expenditure of the account shall be rendered by the local bodies to the Government.

- xvii. ¹[Enroachment on public land shall not be regularized and shall be removed before the local body grants sanction for regularization of additional construction or height except the following:-
- a) Projections / chajjas / covered chajjas built up portion which existed before 7.2.2007 upto 1m above 3m height from the ground level shall be regularized for plot size upto 175 sqm on roads below 24m ROW in pre-1962 colonies (except for A & B category), in unplanned areas (including special area, village abadi and unauthorized regularized colonies) and re-settlement colonies. The owners /occupiers shall have to obtain structural safety certificate and fire clearance within a reasonable period of time as notified by the Government. Such projections / built up portion thereon shall be counted in FAR and in case of excess FAR over and above permissible FAR, such FAR in excess shall be regularized subject to payment of appropriate charges as approved by the Government.
 - b) The local body concerned shall carry out a survey within a period of two months from the date of notification of all such projections eligible to be regularized and put such list in public domain for objections from the occupiers / owners and any person of the public against inclusion / exclusion of such projection in the list and the list thereafter will be finalized within a period of one month after considering such objections received in writing.]
- xviii. Every applicant seeking sanction or regularization of additional FAR and/ or height shall submit a certificate of structural safety obtained from a structural engineer. Where such certificate is not submitted or the Building is otherwise found to be structurally unsafe, formal notice shall be given to the owner by the local body concerned, to rectify the structural weakness within a reasonable stipulated period, falling which the building shall be declared unsafe by the local body concerned and shall be demolished by owner or the local body.
- xix. **Standard Plans:** There are a number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per the applicable development controls.

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

- xx. ¹[Amalgamation of the two plots upto 64 sq.m maximum will be permitted with following conditions:
- Local Body will simultaneously modify the Layout Plan.
 - The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.
 - The maximum FAR permissible shall not be less than the permissible in case of two individual plots.]

B. Residential Plot – Group Housing

Minimum size of plot	3000 sq.m.
Maximum Ground Coverage	33.3% ² [(in case of addition/ alteration of existing DUs for availing balance FAR, ground coverage upto 40% may be allowed)]
Maximum FAR	200
Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
Parking	2.0 ECS/100 sqm built up area ³ [and 0.5 ECS/100 sqm. for EWS/Service Personnel housing]

- i. ⁴[The upper limit of density be taken as 200 DUs/ha.(900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/ Rehabilitation/ Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ ha.].
- ii. ⁵[Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas / Rehabilitation area / Special Area / Village (Lal Dora / Firni) / Extended Lal Dora)]
- iii. ⁶[Additional floor area minimum 400 sq.m or at the rate 0.6% of permissible FAR shall be allowed free from FAR to cater to community needs such as community / recreational hall, crèche, library, reading room, senior citizen recreation room / club and society office]
- iv. The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.

¹ Added vide S.O. 2894(E) dated 23-09-2013

² Added vide S.O. 2690 (E) dated 11-08-2016

³ Added vide S.O. 2889(E) dated 23-09-2013

⁴ Substituted vide S.O. 1215(E) dated 13-05-2013 and S.O. 2894(E) dated 23-09-2013

⁵ Modified vide S.O. 2894(E) dated 23-09-2013

⁶Modified vide S.O. 1215(E) dated 13-05-2013

- v. ¹[The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have a area between ²{25 to 40 sqm.}. ³[This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs.] Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel / EWS and lower income category. ⁴[50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to ⁵{the eligible beneficiaries identified by DDA / local bodies as per DDA Policy.} These can be developed by DE at an alternate nearby site. Necessary ⁵{parking,} commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component ⁵{sold / transferred to the eligible beneficiaries identified by DDA / local bodies at the rates prescribed by DDA.}]
- vi. Ground coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts.
- vii. Levy on additional FAR shall be at rates notified with the approval of Government from time to time.
- viii. **Stilts:** If the building is constructed with stilt area of non-habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not be included in FAR and shall be counted towards height.
- ix. Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.

¹ Modified vide S.O. 1215 (E) dated 13-05-2013

² Modified vide S.O. 2895(E) dated 23-09-2013

³ Added vide S.O. 1277(E) dated 19-05-2009 and modified vide S.O. 1215(E) dated 13-05-2013

⁴ Added vide S.O. 2889(E) dated 23-09-2013

⁵ Modified vide S.O. 4125 (E) dated 16.11.2020.

- x. **¹[In case of Redevelopment Areas/ Rehabilitation area/ Special Area/ Village/ (Lal Dora/Firni)/Extended Lal Dora, the minimum size of plot for Group Housing shall be 1670 sqm. (2000 sq.yds.) on roads having a minimum width of 7.5m ROW subject to meeting parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD. Such plots shall be incorporated as group housing plots in the Development/Layout Plans of these areas to be prepared, subsequently, if such, plans are not already approved.]**

C. Cluster Court Housing

Minimum size of plot	3000 sqm.
Maximum FAR	175
Maximum height	15.0m with maximum coverage 100% subject to light and ventilation condition

- i. The net housing density permissible shall be 225 DUs per Ha. with 15% variation on either side and could be averaged for more than one pocket.
- ii. Minimum street in front of pocket to be 12 m.
- iii. No projection outside the building envelope allowed.
- iv. Each cluster court house is for one dwelling for a single family.
- v. **Basement:**
 - a) Basement if constructed shall not be included in FAR calculations.
 - b) Basement shall be below the ground floor. Basement area may, however, be extended below the internal courtyard and shaft.
- vi. **Stilts:**

If the building is constructed with the stilt area of non-habitable height and is proposed to be used for parking, landscaping etc., the stilt floor need not be included in the FAR but would be counted towards height (within stipulated height).
- vii. **Parking:**

Parking shall be provided as per group housing norms.
- viii. **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.
- ix. **Servant quarter:**

No separate servant quarter block or servant quarter as part of main building shall be allowed if the garage block space is merged with the main building. Provision for a servant's room as part of the dwelling unit within the permissible coverage and

¹ Added vide S.O. 2894(E) dated 23-09-2013

FAR shall be allowed with maximum size of servant quarter as 25 sqm and if larger in size would be counted as a full dwelling unit.

D. Foreign Mission

Maximum Ground Coverage	25%
Maximum FAR	75
Maximum height	15 m.

Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

E. Hostel / Guest House / Lodging & Boarding House / Dharamshala

Min. Plot size	500 sqm.
Maximum ground coverage	30%
Maximum floor area ratio	120
Maximum height	15 m.

- (i) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
- (ii) These norms shall not be applicable for Guest House under Mixed Use Regulations.

F. Night Shelter

¹ [Min. Plot Size	100 sqm.
Max. Ground Coverage	60%
Max. FAR	200
Max. Height	26m

- Parking:** (i) NIL, for plots measuring less than 500 sqm.
(ii) 2 cars/ service vehicles, for plots measuring 500 sqm and above.]

² [G. Low Density Residential Plots

- i. Minimum Plot Area 0.4³ [ha]
- ii. Max. FAR
 - 20 (without any charges)
 - above 20 upto 30 (with additional charges to be notified by the competent authority)
 - for plots more than 1 acre, the

¹ Modified vide S.O. 1596(E) dated 29-04-2016

² Modified vide S.O. 1199(E) dated 10-05-2013

³ Modified vide S.O. 3173(E) dated 12-12-2014

	portions remaining (if any) after plot-subdivision will get the benefit of FAR only on prorata basis
iii. Max. Height	12 meter
iv. Min width of continuous road in front	6 meter*
v. Min. green area	50%
vi. No. of main dwelling units permitted	- ¹ [Two Dwelling Units on LDRA plot of one acre (0.4 ha) may be permitted with FAR of 20 and for additional 10 FAR i.e. from 20 to 30 one additional Dwelling Unit is allowed subject to payment of requisite charges as approved and notified by the Government of India.] - EWS unit of 60 sqm per acre in addition to permitted FAR.

Other Controls:

- i. Where the property abuts urban road, the dwelling house building should be setback from the centre line of that road by 30m. Where the property abuts village road, the building setback from the centre line of that road should be 15m in the front side and 5 metres on three sides.
- ii. For dwelling unit on National Highways, the prescribed norms of NHAI will be applicable.
- iii. For infrastructure roads etc. Land holders will be required to cede land to enable to building up of infrastructure after Public Notice and hearing by the Authority.
- iv. Every part of the building including the basement used for normal habitation will be counted in FAR. Basement used for recreational purpose, home office, storage, parking, services and utilities installation will not be counted in FAR.
- v. Pool/pond/water bodies are permitted and excluded from FAR and setback norms.
- vi. The watch & ward guard unit will be permitted adjacent to boundary or entrance gate as per provision for Building Byelaws and it is to be excluded from FAR and setback norms.

¹ Modified vide S.O. 2912(E) dated 25-09-2013

- vii. For plots 0.4 to 2 ¹[ha] the use activities such as Fitness/wellness Centres, Naturopathy Clinics may be allowed subject to the condition that minimum 50% of Plot area be left for soft parking and landscaping. For activities permitted, provision for parking must be ensured within the plot.
- viii. Apart from use/activities permitted in (vii) above, for plots more than 2.0ha(5acres) located on roads of minimum width of 18m, use/activities such as recreational/club may be allowed subject to the conditions that minimum 50% of plot area be left for soft parking, maximum 25% plot area for landscaping and maximum 25% of the plot area for functions/building purposes.
- ix. No Low density residential premises would be built on lands notified for acquisition, the legality of which has been upheld by the Hon'ble Supreme Court, except if it falls within the boundary of an unauthorised colony listed for regularization as per Union Government's decision of 8th February, 2007 in accordance with the regulations No. S.O. 683(E) dated 24-03-2008 pertaining to regulation of Unauthorised colonies or unless the acquisition is denotified.
- x. Rain water harvesting and waste water recharging shall be mandatory with provision for storage for surface run-off water to improve the depleting ground water levels.
- * In certain cases where access to Farm Houses/Country Homes is only by private road or exceptionally restricted by the Dead end Road, the Road width will be governed as per the sanctioned layout plan. For the purpose of subdivision of land which is minimum 2 acres and above, an internal road of minimum width 6m may be planned as a feeder to the subdivided plots (of minimum 1 acre each). Such plots will get benefit of FAR and Ground coverage on proportionate land surrendered for planning of such roads. Necessary provision shall be made by the plot owner for parking of emergency vehicles like Police, Ambulance, Fire tender etc.
Owner is required to submit an undertaking along with proposal and plans for sanction of Country Home to Local Authority about his willingness to surrender land for road widening. Reference of this undertaking shall be recorded on plan by Local authority while releasing the plan.]

¹ Modified vide S.O. 3173(E) dated 12-12-2014

¹[H. STUDIO APARTMENTS

Minimum size of plot	2000 sqm.
Maximum Ground Coverage	33.3%
Maximum FAR	200
Height	NR (Subject to clearance from AAI / Fire Department and other statutory bodies)
Parking	2.0 ECS/100 sqm built up area

Other Controls for studio apartments:

- i. The maximum size of the apartment will be 60 sqm built-up.
- ii. The plots should be located on road facing minimum width of 12m.
- iii. Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.]

²[I. STATE BHAWAN/ STATE GUEST HOUSES

Maximum Ground Coverage	50%
Maximum FAR	200
Height	- No Restriction (Subject to clearance from AAI/ Fire Department and other statutory/ security clearances that may be required from time to time) - In case of Sub-Zone D-13 of Zone-D, the maximum height is capped at 26 mt (subject to Fire and other statutory/ security clearances that may be required from time to time).

Other Controls:

Parking to be provided @ ³{1.0} ECS per 100 sq.m. of built up area]

¹ Added vide S.O. 2895(E) dated 23-09-2013

² Added vide S.O. 1208(E) dated 23-03-2016

³ Modified vide S.O. 776(E) dated 19-02-2021

¹**[Annexure- 4.0 (I)]**

²**[List of villages declared as Low Density Residential Area (LDRA) in Urban Extension:**

1. Sayurpur*	13. Mehrauli*
2. Satbari*	14. Rajokri
3. Chattarpur	15. Samlakha
4. Khanpur	16. Ghitorni*
5. Devli*	17. Rangpuri*
6. Bhatti*	18. HolambiKhurd
7. FatehpuriBeri*	19. Bakoli
8. Asola*	20. Bakatawarpur
9. Jounapur	21. Hiranki
10. Chandan Hula	22. Bijwasan
11. Gadaipur	23. Bamnoli
12. Sultanpur	

Note:

- i) ³**[Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the villages falling in Low Density Residential Area.]**
- ii) Low Density Residential area in 5 villages mentioned at Sr. No. 1 to 5 shall be subject to relevant stipulations imposed by the Authority arising from Supreme Courts orders.
- iii) *Villages where low density residential development may be allowed in the areas other than those falling under Regional Park.
- iv) Any approved Layout/ Scheme falling in the above villages shall be deemed to have been approved under clause 3(4) of Development Code of MPD-2021.
- v) The term "Village" refers to "Revenue Village Boundary"]

¹ Modified vide S.O. 3173(E) dated 12-12-2014

² Added vide S.O. 1744 (E) dated 18-06-2013

³ Modified vide S.O. 1914(E) dated 14-07-2015

¹**[Annexure- 4.0 (II)]**

²[List of villages in Green Belt where Low Density Residential Plots are permitted:

Sl. No.	Planning Zone	Name of Village	
(1)	Zone G	1. Bijwasan (Part) 2. Kapashera	3. Salahpur
(2)	Zone J	4. Rajokri (Part)	
(3)	Zone K-II	5. Bamnoli (Part)	6. Bijwasan (Part)
(4)	Zone L	7. Badusaria 8. Bakargarh 9. Deorala 10. Dhansa 11. Ghalibpur 12. Ghumanhera 13. Isapur 14. Jainpur 15. JharodaKalan (Part) 16. Jhatikara 17. Kair	18. Kanganheri 19. Mitraon (Part) 20. MndhelaKalan 21. MundhelaKurd 22. Nanakheri 23. Raghapur 24. Rauta 25. Shikarpur 26. Surekhpur (Part) 27. TikriKalan (Part)
(5)	Zone P-I	28. Bakaner 29. Ghoga	30. Lampur 31. Mamurpur
(6)	Zone P-II	32. Hamidpur 33. Jhangola 34. Palia	35. Singhu 36. Tajpurkalan
(7)	Zone N	37. Auchandi 38. Mungeshpur 39. Qutabgarh 40. Khor Punjab 41. Chatesar	42. Jaunti 43. GarhiRindhala 44. Nizampur-Rashidpur 45. TikriKalan (Part) 46. Hareoli
(8)	Zone E	47. Mandoli	

Source: As per Zonal Development Plan-2021]

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¹ Modified vide S.O. 3173(E) dated 12-12-2014

² Added vide S.O. 1744 (E) dated 18-06-2013

5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

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. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

Tier	I	II	III	IV	V
Population		About 5 lakhs	About 1 lakh	About 10,000	About 5,000
	Metropolitan City Centre (Pertains to already developed Central Business	District Centre	Community Centre	Local Shopping Centre	Convenience Shopping Centre

Tier	I	II	III	IV	V
	District)				
Area (Ha.)	-	40	4.0	0.3	0.1
Activities Permitted	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apptts, Coaching Centres/ Training Institutes, Police Post, Fire Post. Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade.	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apptts, Coaching Centres/ Training Institutes, Police Post, Fire Post. Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade.	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Service Apptts. Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab. Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking.	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. Coaching Centres / Training Institutes, Restaurant.	Retail Shopping, Local level service activities, Repair, ¹ [Office up to 125 sqm.*], Bank, ATM, Informal Trade, Restaurant

²[* The provision of offices space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

¹ Added vide S.O. 1215(E) dated 13-05-2013

² Added vide S.O. 1215(E) dated 13-05-2013

Notes:

- i. Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- ii. Utilities, Public Conveniences shall be provided as per requirement.
- iii. Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- iv. The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- v. **1[The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.]**

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres, need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisaged as a city level centre for shopping, entertainment, socio-cultural and all other activities indicated in respect of District Centres. A comprehensively planned and attractive built environment will therefore need to be conceptualized and implemented to develop these as unique centres and major attraction of the city, apart from their commercial and social value for the citizens.

The Urban Design guidelines for Metropolitan City Centre are given in Chapter 11.0 Urban Design.

5.3.1 CONNAUGHT PLACE & EXTENSION

The development of the Metropolitan City Centre in harmony with the existing urban form of the classical Connaught Circus and multi-storeyed buildings in its extension is envisaged to bring in visual integration in the overall urban form.

The areas included in the Metropolitan City Centre would be Connaught Place & Extension (Janpath, Sansad Marg, Baba Kharag Singh Marg, Panchkuian Road, Barakhamba Road, Kasturba Gandhi Marg), Gole Market, Mandi House, Pragati Maidan, Indraprastha Estate.

¹ Added vide S.O. 2895(E) dated 23-09-2013

An integrated plan incorporating urban design, landscape, traffic and transportation schemes, safe pedestrian walkways, parking areas, recreational and cultural areas etc. is to be prepared for its development.

5.3.2 SHAHJAHANABAD (WALLED CITY) AND EXTENSIONS

The commercial areas in Shahjahanabad (Walled City) and Extensions would be delineated in Special Area / Zonal Plan (as provided for in para 16.2 (5)). These traditional areas need to be treated carefully and sensitively in view of their high density and multiple uses. The aim is to revitalize the glory of Walled city and its economic & tourism potential.

5.3.3 KAROL BAGH

Commercial area of Karol Bagh has become one of the important centre in the Special Area, for which development norms / regulations have been given in Chapter 17.0 Development Code.

5.4 DISTRICT CENTRE / SUB- CENTRAL BUSINESS DISTRICT

The District Centres are meant to serve as the apex of the multi-nodal activities of the community, which should be conceived as major shopping centers, while serving the community with a reasonable variety of other services and facilities and also centres of socio-cultural activity where the community can get together. MPD-2001 proposed two sub CBDs with norms of District Centres (namely Shahadara and in Urban Extension). These are now proposed to be dealt as District Centres. The emphasis in these centers should be on commerce and their related activities.

The District Centres already developed or in advanced stages of development are:

- | | |
|-------------------------|---------------------------------------|
| i) Nehru Place | ii) Rajendra Place |
| iii) Bhikaji Cama Place | iv) Janakpuri |
| v) Laxmi Nagar | vi) Shivaji Place (Raja Garden) |
| vii) Jhandewalan | viii) Netaji Subhash Place (Wazirpur) |
| ix) Saket | x) Manglam Place (Rohini) |

These centres were developed on the basis of integrated schemes and some of these need upgradation in terms of infrastructure, parking spaces, hawking plazas, physical infrastructure and built environment. The implementing agency / land owning agency can undertake review of the schemes for their upgradation and optimum utilisation of land. The implementing agency should formulate action plans by involving developers and owners associations to improve the environment through self-sustaining schemes, which should include provisions for their subsequent maintenance and upkeep.

Other District Centres in Delhi Urban Area (DUA)-2001, in the process of development yet to be developed are as indicated below:

- | | |
|----------------------------------|---------------------------------------|
| i) Trans Yamuna Area- Shahdra | ii) Rohini - Twin District Centre |
| iii) Peeragarhi (Rohtak Road) | iv) Paschim Vihar |
| v) Shalimar Bagh | vi) Dheerpur Extension (Jahangirpuri) |
| vii) Majnu ka Tila (Khyber Pass) | viii) Dilshad Garden |
| ix) Shastri Park (Shahdara) | x) Mayur Vihar |
| xi) Rohini Ph-III /IV /V | xii) Dwarka |
| xiii) Narela | |

5.5 NON - HIERARCHICAL COMMERCIAL CENTRES

Besides the above District Centres, the following Non Hierarchical Commercial Centres shall be developed with specific schemes for each centre:

- i) Commercial Centre at Asaf Ali Road
- ii) Commercial Centre adjoining Metropolitan Passenger Terminal, Okhla (Jasola)
- iii) Commercial Centre Laxmi Bai Nagar
- iv) Commercial Centre, Nehru Nagar (Near Ring Rail)

The following other existing non-hierarchical commercial centres, which are also providing services at city level, would also need to be redeveloped:

- i) Central market - Lajpat Nagar
- ii) INA market
- iii) Sarojini Nagar market
- iv) Any other area as may be identified

The development control norms for the above areas shall be as per approved schemes and any enhancement in FAR wherever approved shall be subject to charging appropriate levies from the beneficiaries.

5.6 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC) / CONVENIENCE SHOPPING CENTRE (CSC)

5.6.1 The Community Centres should be conceived as shopping and business centres catering to the needs of the population at community level. These centres may have Retail Shopping, Commercial and Government Offices, Local Body / Public Sector Undertaking offices, Cinema / Cineplexes, Hotels, Restaurants, Banquet halls and Guest House, Nursing Home, Dispensary, Clinical Laboratory, Clinic & Poly Clinic facilities together with other community facilities as indicated in table 5.1.

- 1[5.6.2** The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar or such other colonies which existed prior to MPD-1962 but were not included in the Master Plan of Delhi (subject to documentary proof) having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment the maximum FAR equivalent to residential plot as per the residential plotted development given under Para 4.4.3 shall be applicable on the entire plot of LSC/CSC as a comprehensive scheme. Parking to be provided as per MPD-2021 norms.
- 5.6.3** Shop-cum-residence complexes (Shop-cum-residence plots / shop plots) later designated as CC/LSC/CSC (as already earmarked / shown in the respective Zonal Development Plans / Sub-Zonal Plans or to be declared / notified by ULBs / GNCTD) shall be allowed to continue with the activities permissible in the Local Shopping Centre with the following conditions:
- a. FAR of such plot shall be as prescribed for respective size of the residential plotted development or lease deed / conveyance deed / sale deed / allotment conditions, whichever is more. However, in case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sq.m and upto 250 sq.m., such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges **2{as prescribed with the approval of Government.}**
 - b. Payment of use conversion charges from "Residential" to "Commercial" shall be applicable as prescribed with the approval of Government.
 - c. LSCs, CSCs and shop plots which are already under commercial use zone are not be liable to pay any conversion charges.
 - d. Commercial establishments / shop plots under the above category not having any deviation from already approved layout plans / lease deed / conveyance deed / sale deed are not be liable to pay any additional charges.
 - e. Additional FAR shall be permitted on payment of additional FAR charges, as applicable.
- 5.6.4** Other existing shop-cum-residence plots shall also be allowed to continue with original permitted use with the FAR of residential plotted development. The upper floors can be converted to commercial use after paying the applicable charges.
- 5.6.5** The basement shall be permitted in shop-cum-residence plots / complexes later designated as CC/LSC/CSC subject to relevant provisions under mixed

¹ Added vide S.O. 3026 (E) dated 21-06-2018

² Modified vide S.O. 2273(E) dated 02-07-2019

use regulations. If such use of basement leads to exceeding the permissible FAR on the plot, such excess FAR shall be subject to payment of applicable charges prescribed with the approval of Government.

- 5.6.6** In all the above cases, owner shall obtain the approval of revised building plans for any addition / alteration / new construction / conversion from the concerned local body subject to all statutory clearances w.r.t. relevant provisions of building bye laws, structural safety, fire safety etc.
- 5.6.7** Parking provisions shall be as per prevailing norms for residential plotted development and as stipulated in para 5.6.8 and para 5.6.9. One time parking charges shall be paid either as down payment or in maximum four installments subject to payment of applicable charges as prescribed with the approval of Government.
- 5.6.8** In order to meet the parking requirements, concerned local bodies along with concerned traders / establishments / RWAs shall identify and develop the land for providing shared / common parking. 5% additional Ground Coverage shall be permissible within the scheme area for the provision of public parking.
- 5.6.9** In order to promote parking, the owner of the plot will be allowed to amalgamate the plots upto minimum plot size of 1000 sq.m, to provide additional parking on the amalgamated plot. Such plots shall be entitled for a rebate of 50% in conversion charges.
- 5.6.10** In case there is no parking facility available in the vicinity, concerned local body may declare such areas as pedestrian shopping streets / areas. Public transport authority shall ensure last mile connectivity to these areas.]

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 SUB CITY LEVEL COMMERCIAL AREAS

In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form as commercial cum facility corridors along major transport networks. Such corridors will have non-residential uses like Commercial, Recreational, Public and Semi public, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.\

5.7.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.

5.8 ¹[(A)] HOTELS

Delhi is emerging as an international centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

Hotels are permitted in Commercial Use Zone, Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

²[5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House/ Dharamshala/ Hostel have been proposed.

These are to be provided/ permitted while modifying existing and/or preparing schemes for Commercial, Industrial, Public Semi Public and Transportation Use Zones.]

5.9 SERVICE MARKETS

Special attention is required for the low turnover and space extensive shops for fruits and vegetables, service and repair, junk and scrap materials (*kabari*), building materials, automobile workshops etc. The grouping of such activities with planned retail markets leads to conversion of shops into high profit commercial activity. To avoid continuance of this situation, about 10% of the unutilized sites of LSC / CSC are proposed to be converted into Service Markets.

In Urban Extensions, sites for such service markets at two levels should be established in the initial stages of development to avoid unauthorized ribbon development and misuse of residential premises.

¹ Added vide S.O. 2895(E) dated 23-09-2013

² Added vide S.O. 2895(E) dated 23-09-2013

Table 5.2: Norms for Service Markets & Organised Informal Bazaars

Sub City level (DC / CC)		Community Level (LSC / CC)
Population	About 5 lakhs	About 100,000
Service Market		
Area (ha.)	6.0	0.2
Activities Permitted	Service and repair activities as specified in Industries chapter. Retail and Limited Wholesale for low turnover activities, like Auto workshops, Fruit & vegetable, General Merchandise, Hardware and Building materials, Gas Godowns.	Service and repair activities as specified in the Industries chapter. Low turnover activities, like Auto workshops, Fruit & vegetable, General Merchandise, Hardware and Building materials, Kabari.
Informal Bazaar		
Area (ha.)	5.0	0.1
Activities Permitted	Informal shops, Weekly markets, Organised eating places, Handicraft bazaar, used Book / Furniture / Building materials bazaar, Cycle & Rickshaw repairs, Kabari, etc.	Informal shops, Weekly markets, Handicraft bazaar, Cycle & Rickshaw repair, Kabari, etc.

Note: Utilities, Public Conveniences shall be provided as per requirement.

5.10 INFORMAL SECTOR

Large sections of unemployed and under employed population in rural areas and small towns look forward to the metropolitan cities like Delhi for employment and enter the city to move up the economy ladder. This brings forth a multitude of small enterprises and petty trading activities in the informal sector. Thus, a metropolis like Delhi has organized sector and an equally large informal sector. This sector with highly reduced needs of floor space and investment is important as a source of employment and services in the economic fabric of the city.

A survey conducted by the Directorate of Economics and Statistics on unorganized trading activity in Delhi estimated the total number of unorganized trading enterprises as 2 lakh and the number of persons employed about as 3.18 lakh. The contribution of this sector, which is measured in terms of Gross Value added to the economy of Delhi, was estimated at Rs. 1.01 lakh per enterprise per annum.

The informal sector units locate themselves strategically near work centres, commercial areas, outside the boundaries of schools colleges, hospitals ¹[tertiary

¹ Added vide S.O. 2893(E) dated 23-09-2013

health care centres], and transport nodes and near large housing clusters. A very high percentage of this activity has been observed in the Walled city, Trans Yamuna area and old commercial areas. A large number of units are mobile in nature.

5.10.1 POLICY FOR EXISTING AREAS

Keeping in view the National Policy on Urban Street vendors the following provisions are made:

- i) The location / concentration of present stationary informal units shall be considered on case to case basis and steps for relocation / improvement shall be taken. It should be ensured that such activities do not spill over on the right of way. The Government / concerned local agency should coordinate the policy.
- ii) The areas of informal sector shall have suitable public conveniences and solid waste disposal arrangements.
- iii) Formulation of guidelines for schemes would include 'Hawking' and 'No Hawking' Zones. Specific areas should be earmarked for stationary and mobile street vendors by the concerned local authority in consultation with RWAs.
- iv) The local authorities should take up new designs of stalls, push-carts and mobile vans of various sizes and with cleaning facilities, giving due consideration to urban design requirement of specific area, where informal shopping is being permitted.
- v) Defining the role and responsibility of NGOs along with specific obligations on part of hawkers towards the society for maintenance of law and order within the hawking zones and weekly markets.
- vi) An informal unit shall not be permitted within a distance equivalent to half the width of the road, from an intersection.

5.10.2 ORGANISED INFORMAL SECTOR PLACES (Haat)

There are large numbers of informal sector units in the city but no organized clusters. There is a need to provide for organised informal eating-places along with casual shopping, etc. to be located strategically in the city and at the following locations:

- i) Near TV Tower Pitampura.
- ii) Near sub C.B.D. Trans Yamuna Area
- iii) Rohini
- iv) Geeta colony
- v) Adjacent to transport nodes including ISBT

Implementing agency may identify locations as per requirement for such activities.

5.10.3 INFORMAL BAZAAR

In new urban areas, informal bazaars could form part of the planned commercial areas at two levels. These could be implemented in the initial planning stages along with development of residential areas. The planning norms are given in the Table 5.3.

5.10.4 WEEKLY MARKETS

Weekly market, which is the traditional style of retail shopping, is quite popular in Delhi especially among the lower and middle-income groups. These markets are held in various areas. Further, parking and other open spaces within the service markets and commercial centres should be so planned that weekly markets can operate in these areas. The specific locations and timings of operation of such markets should be specified and regulated by the concerned local body.

5.10.5 PLANNING NORMS FOR INFORMAL TRADE

The informal sector trade should be incorporated in the planned development in various use zones. The provision of informal sector trade units should be ensured at the time of sanction of building plans / layout plans as per the norms given in the Table 5.3.

Table 5.3: Planning Norms

S. No.	Use Zones / Use premise	No. of Informal shops / Units
i)	Retail trade: Metropolitan City Centre, District Centre, Community Centre, Convenience Shopping Centre,	3 to 4 units per 10 formal shops (to be provided in informal bazaar / service market components)
ii)	Government and Commercial Offices	5 to 6 units per 1000 employees
iii)	Wholesale trade and Freight Complexes	3 to 4 units per 10 formal shops
iv)	Hospital ¹ / Tertiary Health Care Centre]	3 to 4 units per 100 beds
v)	Bus Terminal	1 unit for two bus bay
vi)	Schools Primary Secondary/ Senior Secondary/Integrated	3 to 4 units 5 to 6 units
vii)	Parks District Parks Neighbourhood parks	8 to 10 units at each major entry 2 to 3 units
viii)	Residential	1 unit / 1000 population

¹ Added vide S.O. 2893(E) dated 23-09-2013

ix)	Industrial	5 to 6 units per 1000 employees
x)	Railways Terminus / MRTS Stations	To be based on surveys at the time of preparation of the project.

Table 5.4: Development Controls - Commercial Centres

Use/ use premises	Maximum			Parking Standard ECS / 100 sqm. of floor area	Other controls
	Ground Coverage (%)	FAR	Height (mts)		
a) Commercial Centres					
i. Convenience Shopping Centre / Local Shopping Centre / Local Level Commercial areas	¹ [50]	100	² [NR*]	2	Max. 10% additional Ground Coverage shall be allowed for providing atrium only in LSC. ³ [In case the permissible additional ground coverage for atrium is utilised, 25% of the utilized ground coverage shall be counted towards FAR.]
ii. Service Market	³ [50	100	⁴ [NR*	2	Maximum 10% additional ground coverage shall be allowed for providing atrium. ² [In case the permissible additional ground coverage for atrium is utilised, 25% of the utilized ground coverage shall be counted towards FAR.]
iii. Organised Informal Bazaar.	50	40	NR*]	--	
iv. Community Centre / Non-hierarchical Commercial Centre	50	125	NR*	3	
v. District Centre/ Sub-Central Business District / Sub-City Level Commercial areas	50]	150	NR*	3	Maximum 10% additional ground coverage shall be allowed for providing atrium. ² [In case the permissible additional ground coverage for atrium is utilised, 25% of the utilized ground coverage shall be counted towards FAR.]

¹ Added vide S.O. 3587(E) dated 14-11-2017

² Added vide S.O. 2690(E) dated 11-08-2016

³ Added vide S.O. 3587(E) dated 14-11-2017

⁴ Added vide S.O. 2690(E) dated 11-08-2016

Use/ use premises	Maximum			Parking Standard ECS / 100 sqm. of floor area	Other controls
	Ground Coverage (%)	FAR	Height (mts)		
b) Metropolitan City Centre / Central Business District					
i. Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	25	150	NR*	3	<p>i. The size of the plot shall be as in the layout of commercial area and any subdivisional of the plot in Connaught Place and its extension should not be permitted.</p> <p>ii. The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body.</p> <p>iii. (a) In case of Connaught Place, the existing height shall be maintained and FAR could be achieved by increasing proportionate ground coverage. (b) No basement shall be permitted in middle circle of Connaught Place. (c) Mandatory Architectural Controls shall be applicable.</p>
ii. Commercial Complex at Fire Brigade Lane and Janpath Lane	25	150	NR*	3	<p>i. Ground coverage and FAR shall be calculated on the area of presently available plots.</p> <p>ii. The area shall be developed on the basis of comprehensive scheme.</p>
c) Hotel	40	¹ [i] Plot below 30 m ROW - 325	NR*	3@	<p>i) Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilised, 25% of the utilised ground coverage shall be counted</p>

¹ Modified vide S.O. 2034(E) dated 12-08-2008 and S.O. 678(E) dated 04-03-2014

Use/ use premises	Maximum			Parking Standard ECS / 100 sqm. of floor area	Other controls
	Ground Coverage (%)	FAR	Height (mts)		
		(ii) Plot 30 m & above - 375]			towards FAR. ii) Maximum 20% of the FAR can be used for the Commercial offices, Retail & Service shops. iii) The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.
¹ [d]Service Apartments	30	225	NR*	2]	
e) Any other Commercial Centre	25	100	NR*	3	Subject to statutory clearances. The development controls can vary subject to approved scheme.
i. (Including Commercial component along with Railway / MRTS Stations / ISBT)					
ii. Asaf Ali Road (the area shown as commercial strip in Delhi Gate - Ajmeri Gate scheme)	80	200	20	3	Setbacks are not mandatory In case of rebuilding stilts shall be provided for parking.
² [f] Motels (with sanctioned plans as on 07-02-2007 or whose proposal of Motel has been acceded to, ³ {(including all such proposal of	40**	175 ⁴	NR*	3.0 ECS per 100 sq.metres of floor area (as per Development Code Chapter of MPD - 2021). All	i) Maximum 175 FAR ⁵ [] shall be permissible on the plot area disclosed in the sanctioned plan as on 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.

¹ Added vide S.O. 2895(E) dated 23-09-2013

² Added vide S.O. 2555(E) dated 26-10-2012

³ Modified vide S.O. 2759(E) dated 13-09-2013 and S.O. 2799(E) dated 16-09-2013

⁵ Deleted vide S.O. 2190(E) dated 18-07-2013

Use/ use premises	Maximum			Parking Standard ECS / 100 sqm. of floor area	Other controls
	Ground Coverage (%)	FAR	Height (mts)		
<p>motels which were in process of examination or matter challenged in the court of law or having approval in files from DDA or [concerned municipal body] or not acceded to due to enforcement of MPD-2021 on 07.02.2007 are also eligible for sanction)), which are in Commercial Areas or proposed Facility Corridor in Zonal Development Plans and Other use Zones)</p>				<p>guest parking must be catered to within the motel premises themselves.</p>	<p>ii) The motels 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).</p> <p>iii) Other norms and permissible activities shall be the same as applicable to hotel use premise.</p> <p>iv) Water, electric supply, sewerage, drainage, traffic circulation, provision of linking road of adequate ROW and other such infrastructure shall have to be provided by the owner at their own cost till the same is made available by the service providing agencies. The Motel owner will have to pay the external development charges including provision of linking road of adequate ROW as demanded by the concerned agencies.</p> <p>v) All motels should follow rainwater harvesting and energy conservation provision laid down under Notification and Building Bye-Laws issued by MoUD/GOI.</p> <p>vi) Disposal of waste in motels will be responsibility of the motel owner and net pollution discharge from the motels should be zero.</p> <p>vii) Modern techniques shall have to be adopted in disposal of waste in motels viz. segregation of solid</p>

¹ Modified vide S.O. 3173(E) dated 12-12-2014

Use/ use premises	Maximum			Parking Standard ECS / 100 sqm. of floor area	Other controls
	Ground Coverage (%)	FAR	Height (mts)		
					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) Revised building plans will be submitted to the local bodies i.e., ¹ {concerned municipal body}/ DDA as the case may be for sanction under building bye laws.

²[[^]Note- Additional FAR Charges, Conversion Charges, Betterment Levy/ External Development Charges etc. shall be payable as decided by the Government from time to time.

* No restriction subject to clearance from Airport Authority of India and Fire Department of GNCTD.]

³[** Ground Coverage up to 50% instead of 40% will be permissible to achieve the enhanced FAR at site(s), if their exist any height restriction from Airport Authority of India.]

¹[i. NR* - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.]

¹ Modified vide S.O. 3173(E) dated 12-12-2014

² Added vide S.O. 2555(E) dated 26-10-2012

³ Added vide S.O. 2759(E) dated 13-09-2013 and modified vide S.O. 2799(E) dated 16-09-2013

- ii. FAR# - ²[The norms of 325 FAR below 30m ROW or 375 FAR on 30m ROW or above and 40% ground coverage shall be applicable in respect of all (I) hotels including hotel plots in (a) Commercial Centres (iv), (v) and (b) Metropolitan City Centre/Central Business District except those located in LBZ area, Civil Lines Bungalow Area and hotels existing on heritage structures and (II) Hotel-cum-commercial plots. This shall apply to all categories of hotels mentioned at para 5.8. The FAR for Commercial Centres mentioned at Table 5.4(a) and (b) as well as Hotel-cum-commercial plots where apportionment of FAR shall be as per original lease conditions and shall stand enhanced automatically to that extent, for this purpose only if not available.]
- ³[iii. In case of revision of building plans to avail additional FAR, hotel can avail additional FAR only if adequate parking provision is made within the plot itself.]
- ⁴@ - In respect of hotels where the building plans stand sanctioned prior to 27.1.2006, parking standard of 3 ECS for 100 sqm of floor area shall be applicable only for the additional FAR which will be availed consequent upon amendment to MPD-2021. In respect of hotels where the building plans have been sanctioned on or after 27.1.2006, the parking standard of 3 ECS for 100 sqm of floor area shall be applicable to the entire plot.]

Notes:

- i) The utilities such as, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, post delivery counter etc. are to be provided within the plot. All hotels, restaurants, auto workshops, hospitals ⁵[/ tertiary health care centres] etc. will have to make arrangements for solid waste disposal and primary effluent treatment.
- ii) Individual plot with floor area of 5000 sq.m. or above will provide ESS and generator within the plot. They have to submit energy consumption / audit at the time of sanction of building plans.
- iii) Height subject to clearance from ASI, Airport Authority of India, Delhi Fire Service and concerned authority.
- iv) Wherever parking is provided within the plot / basement and is misused, the same is liable to municipalisation / taken over by the authority.
- v) Wherever redevelopment of existing commercial areas stipulate preparation of a comprehensive scheme, the same can be initiated jointly by the lessees / owners themselves and submitted to land owning agency / planning authority for approval. Wherever any enhancement in FAR is approved, the same will be subject to charging appropriate levies from the beneficiaries. For Metropolitan City Centre, in Special Area, development controls shall be as per approved scheme.

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

² Modified vide S.O. 558(E) dated 26-02-2009 and S.O. 678(E) dated 04-03-2014

³ Added vide S.O. 678(E) dated 04-03-2014

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

⁵ Added vide S.O. 2893(E) dated 23-09-2013

- ¹(vi) In case of Commercial Centres in a) i. to v., the maximum Ground Coverage shall be inclusive of Atrium.
- vii) In case of integrated schemes of Commercial Centres, amalgamation and sub-division of the plots is permitted for activities as permitted in Table 5.1 of the respective hierarchy of commercial centres subject to payment of requisite charges as notified by the Competent Authority from time to time.]

Table 5.5: Definitions and Activities Permitted in Use Premises

Use premise	Definition	Activities permitted
Retail Shop	A premise for sale of commodities directly to consumer with necessary storage.	Retail Shop, Repair Shop, Personnel Service Shop.
Repair Shop	A premise equivalent of a of a retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles etc.	Retail Shop, Repair Shop, Personnel Service Shop.
Personnel Service Shop	A premise equivalent of retail shop providing personnel services like tailor barber etc.	Retail Shop, Repair Shop, Personnel Service Shop.
Vending Booth	A premise in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise.	Vending Booth
Convenience Shopping Centre	A group of shops in residential area serving a population of about 5,000 persons.	As given in table 5.1.
Local Shopping Centre	A group of shops in residential area serving a population of 10,000 persons	As given in table 5.1
Commercial Office	A premise used for offices of profit making organizations.	Commercial Office, retail & personal Service Shop, Restaurant, Bank, Post & Telegraph Office.
Bank	A premise for offices to perform banking function and operation.	Bank, Watch & Ward Residence (upto 20 sqm.) commercial office, Canteen
Motor Garage and workshop	A premise for servicing and repair of automobiles.	Motor garage and Work Shop, retail shop (spare parts), Soft drinks and Snacks stall)

¹ Added vide S.O. 3587(E) dated 14-11-2017

Cinema / Cineplex	A premise with facilities for projection of movies and stills with a covered space to seat audience.	Cinema, Watch & Ward Residence (upto 20 sqm.) Administrative Office, Soft Drink & Snack Stall, Retail Shop & Commercial office.
Restaurant	A premise used for serving food items on commercial basis including cooking facilities. It may have covered or open space or both for sitting arrangement.	Restaurant
Hotel	¹ [A premise having minimum 10 lettable rooms for lodging of and boarding of 15 persons or more on short / long term basis.]	Hotel, ² [Service Apartment,] Banquet / Conferencing facilities, Restaurant, Swimming pool, Health Club, Food court, Discotheque. Commercial offices, retail & service shops to be restricted to 20% of floor area.
Service Apartment	A premise fully furnished, serviced and self contained with meal preparation and used for short-term ³ [/ long term] accommodation.	i) ⁴ [Guest suite, Conference facilities, Office ii) Retail / Service shops, Dining and supporting facilities, as per the requirement] to be restricted up to 20% of floor area.
Informal Sector		
Weekly Market/	An area used once in a week by a group of informal shop establishments in the form of a market. These markets shift from one area to another on different days of the week.	Weekly market, informal Retail trade, Soft Drink and Snack Stall (All structures will be either temporary or mobile), only for one day in a week.
Informal Sector Unit	Retail/ service unit, stationary or mobile, working without roof including small khokhas on roadside. Street vendor- A person who offers goods or services for sale to the public without having a permanent built up structure but with a temporary static structure or mobile stall (or head load).	Informal Sector Unit

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¹⁻² Modified vide S.O. No. 678(E) dated 04-03-2014

³⁻⁴ Modified vide S.O. no. 2895(E) dated 23-09-2013

10.0 CONSERVATION OF BUILT HERITAGE

10.1 CONSERVATION OF BUILT HERITAGE

Delhi is a historical city, whose remnants are spread right from Mehrauli to Shahjahanabad having large number of monuments scattered all over Delhi. The built heritage of Delhi is an irreplaceable and non-renewable cultural resource. Besides being part of life for many, it has educational, recreational and major tourism potential. It enhances Delhi's environment, giving it identity and character. It encompasses culture, lifestyles, design, materials, engineering and architecture.

The Heritage Resources include symbols of successive civilizations and cities that came up over the millennia, historic buildings and complexes, historical gardens, water engineering structures and their catchments, the remains of fortified citadels, places for worship and for the deceased, historic cities and villages, unearthed heritage and their components.

The surveys conducted by the DDA & INTACH identify 1208 historical monuments in Delhi of which the Archaeological Survey of India has declared 170 monuments as protected. In addition to these ¹[concerned municipal body], NDMC and the State Archaeological Department have published lists of Heritage Buildings.

10.2 CONSERVATION STRATEGY

The agencies concerned with the protection of Delhi's Built Heritage are ASI, GNCTD, State Archaeology Department, NDMC, ²[concerned municipal body] Cantonment Board and DDA.

Built heritage of Delhi needs to be protected, nourished and nurtured by all citizens and passed on to the coming generations. It is suggested that with the aim of framing policies and strategies for conservation, appropriate action plans may be prepared by all the agencies. These should include promotion of conservation of the civic and urban heritage, architecturally significant historical landmarks, living monuments, memorials and historical gardens, riverfront, city wall, gates, bridges, vistas, public places, edicts and the ridge.

It is recommended that these should be suitably incorporated while preparing layout plans / schemes. In case of major monuments it is necessary that the surrounding area should be identified in the layout / detail plan, and should have building controls in relation to height, material and spread of the monuments.

It will also be necessary to maintain close interaction and coordination between all these agencies keeping in view the following objectives and requirements.

- i. Maintain and update a database.

¹⁻² Modified vide S.O. 3173(E) dated 12-12-2014

- ii. Develop organizational capacity for heritage management.
- iii. Define all the applicable terms.
- iv. Listing of Heritage Buildings based on the following criteria:
 - a) The age of the building;
 - b) Its special value for architectural or cultural reasons or historical periods;
 - c) Its relevance to history;
 - d) Its association with a well-known character or event;
 - e) Its value as part of a group of buildings;
 - f) The uniqueness of the building or any object or structures fixed to the building or forming part of the land and comprised within the curtilage of the building.
- v. Prepare guidelines for development, redevelopment, additions alterations, repairs, renovations and reuse of the heritage buildings.
- vi. Implementing programmes for education and awareness.

10.3 HERITAGE ZONES

Heritage Zone is an area, which has significant concentration, linkage or continuity of buildings, structures, groups or complexes united historically or aesthetically by plan or physical development. The following areas have been identified as Heritage Zones as indicated in the Zonal Plan:

- i. Specific heritage complex within Walled City of Delhi, Shahjahanabad.
- ii. Specific heritage complex within Lutyens Bungalow Zone.
- iii. Specific heritage complex within Nizamuddin and Humayun's Tomb Complex.
- iv. Specific heritage complex within Mehrauli area.
- v. Specific heritage complex within Vijay Mandal - Begumpur - Sarai Shahji - Lal Gumbad.
- vi. Specific heritage complex within Chirag Delhi.

¹[Heritage Zones mentioned in para (i) and (ii) have been nominated by GNCTD for inclusion as 'Imperial Cities of Delhi' in UNESCO's list of World Heritage Cities.]

However more areas ²[may] be added to this list based on studies by concerned agencies.

10.4 ARCHAEOLOGICAL PARK

Archaeological Park is an area distinguishable by heritage resource and land related to such resources, which has potential to become an interpretive and educational resource for the public in addition to the value as a tourist attraction. All decisions regarding Built Heritage in general and Archeological Parks in particular should be based on evaluation of the pertinent aspects like form and

¹ Added vide S.O. 678(E) dated 04-03-2014

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

design, materials and substance, use and function, traditions and techniques, location and setting, spirit and feeling and other internal and external factors.

The following areas have been designated as Archaeological Parks:

- i. Mehrauli Archaeological Park.
- ii. Tughlaquabad Archaeological Park.
- iii. Sultan Garhi Archaeological Park.

Other areas can be added to the list on the basis of studies.

10.5 SPECIAL CONSERVATION PLANS

Each local body / land owning agency should formulate "Special Development Plans" for the conservation and improvement of listed heritage complexes and their appurtenant areas. Alteration or demolition of any listed heritage building is prohibited without the prior approval of the Competent Authority.

The development plans / schemes for such areas shall conform to the provisions, in respect of Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas.

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Zonal Development Plan 2001 (modified letter no. K 12011/23/2009/DDIB Dated 08-03-2010) (Zone-F)

RESIDENTIAL DEVELOPMENT:

2.2.1 PLOTTED RESIDENTIAL DEVELOPMENT:

Zone 'F' (South Delhi –I) is known for its posh residential colonies which afford an exclusive lifestyle. Most of these were developed by the cooperative. House Building societies on the lands allotted by the Delhi Govt./Govt. of India, DDA except a few developed privately. Such colonies have recreational, shopping, and other facilities. Keeping in view the significance of these residential pockets, further development should be regulated within the parameter of MPD- 2021 to maintain and enhance their character.

The largest govt. housing complex at R.K. Puram was developed at a comparatively low density. There are several other govt. housing complexes viz., Moti Bagh, Nankpura, Nauroji Nagar, Andrews Ganj, Sadiq Nagar, Pushp Vihar etc. Besides the govt. housing areas, there are other staff housing areas such as Air India, Indian Air Lines, Reserve Bank of India, MMTTC, STC, Delhi Govt., MCD and DDA. These colonies were developed at a low density proposed for redensification of such pocket based on a comprehensive urban design scheme and providing required facilities as per the prevailing norms. Comprehensive schemes should be prepared by the concerned and using implementing agency for redevelopment of old housing areas. No piecemeal approach without an urban design scheme is to be adopted.

2.2.2 REHABILITATION COLONIES:

There are several large rehabilitation colonies developed by the Ministry of Rehabilitation to provide accommodation for the displaced persons after the independence of the country. These include Lajpat Nagar, Kalkaji, Amar Colony, Malviya Nagar etc. These have become very congested, mainly due to non- residential activities in the residential premises. It is, therefore, necessary that for certain pockets where there is a heavy congestion, urban renewal schemes be prepared and required infrastructure be provided by the local body.

2.2.3 VILLAGES:

There are 36 villages in Zone 'F' (Refer Annexure 'B'). The socio- economic changes in these villages have been substantial. The redevelopment plans should ensure that the permissibility of mixed-use zoning at property or within the premise level is compatible to the predominant residential areas. Village Redevelopment Schemes must be prepared for villages for development and up gradation. The village abadi shall be treated as 'Special Area' where Special Area Regulation of MPD-2021 shall be applicable.

2.2.4 UNAUTHORIZED COLONIES:

The process for regularisation of unauthorised colonies is being coordinated by the Govt. of NCTD. Regulations of unauthorised colonies is a continuing process and is subject to the Government guidelines approved from time to time. The tentative list of the unauthorised colonies falling in Zone 'F' has been

annexed to this plan. As in the case of village abadis, the 'land use' of the finally approved unauthorised colonies located in any use zone, at any point of time, within the boundaries specified by the competent authority would be 'Residential' (Annexure 'C').

2.2.5 MIXED LAND USE:

Ministry of Urban Development, Govt. of India and GNCTD vide notification dt. 7.9.2006, 14.9.2006, 15.9.2006 and 12.4.2007 have notified certain streets as mixed-use streets, commercial stretches/streets and pedestrian shopping streets. List of the mixed-use streets falling in Zone 'F' is at (Annexure 'D').

2.4.2. HIERARCHY OF COMMERCIAL AREAS:

The five-tier system of Commercial Areas as envisaged in MPD-2021 will accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner. There are three District Centers, viz. Nehru Place, Bhikaji Cama Place and Saket. Out of these two District Centers i.e. Nehru Place and Bhikaji Cama Place which are already developed and one at Saket is at developing stage. Two non-hierarchy Commercial Centers were proposed in Zone – 'F'. One at Khel Gaon Road in the vicinity of Siri Fort, the other at Okhla, adjoining the proposed passenger terminal. However, only one NC was proposed near the passenger terminal. The viability of the commercial center will depend upon the feasibility of the proposed passenger terminal.

2.9 CONSERVATION OF BUILT HERITAGE:

According to the Archeological Survey of India there are number of monuments in Delhi which have been notified as protected. It is envisaged that the extent of areas of heritage and declared protected monument under the ancient Monument and Archeological Sites and Remains Act, 1958, be reserved for conservation for which conservation schemes may be prepared by the concerned organization/local authority. Use of Heritage Building shall be put as per recommendation of the Heritage Conservation Committee.

2.9.1 HERITAGE ZONES:

The areas have been identified as Heritage Zones.

- i) Specific heritage complex within Mehrauli area.
- ii) Specific heritage complex within Vijay Mandal-Begumpur-Sarai, Shahji-Lal Gumbad.
- iii) Specific heritage complex within Chirag Delhi.

2.9.2 ARCHAEOLOGICAL PARKS:

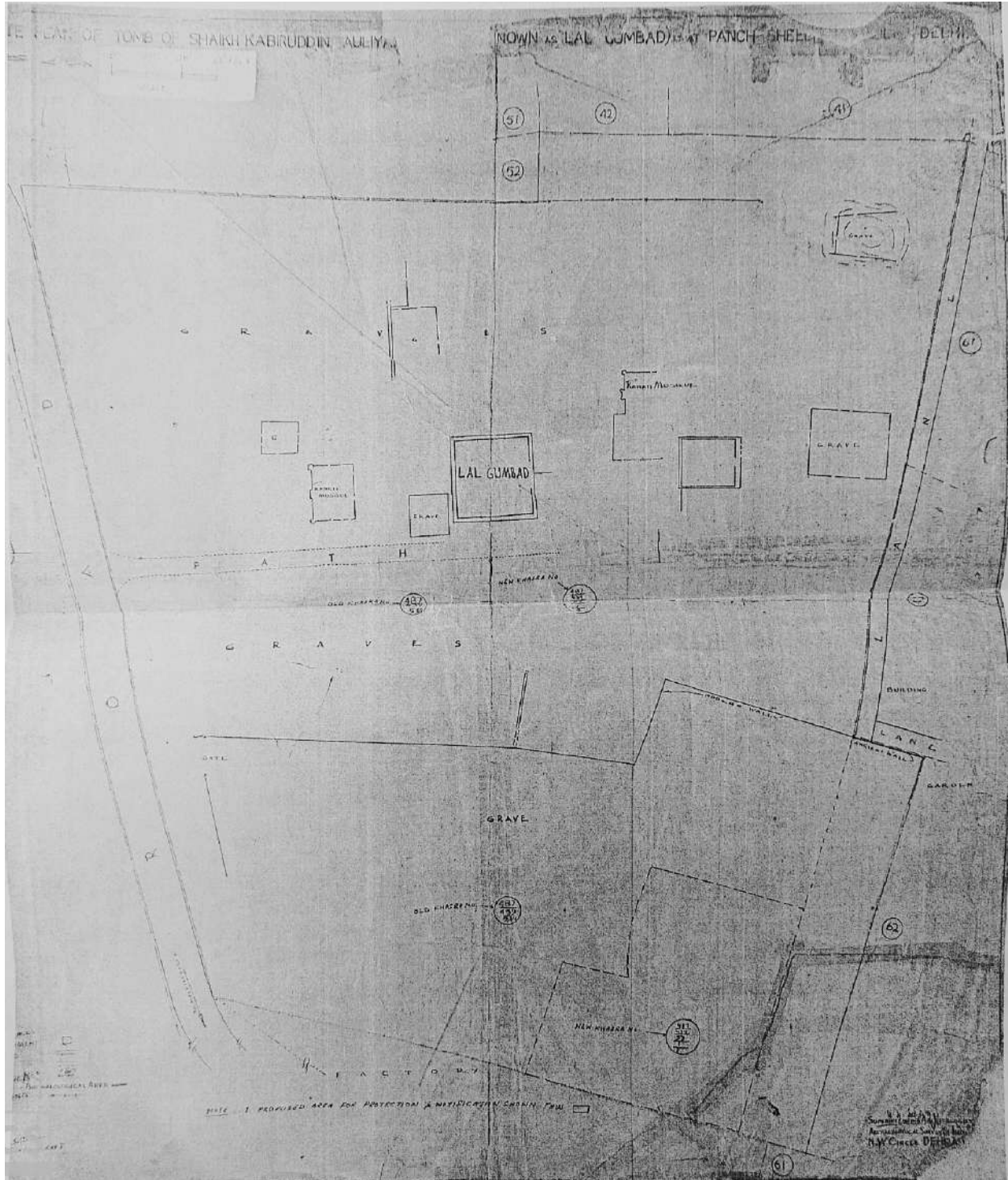
The following areas have been designated as Archaeological parks:

- i) Mehrauli Archaeological Park
- ii) Tuglakabad Archaeological Park.

The list of centrally protected monument, ASI and GNCTD in Zone 'F' (Annexure 'F')

ANNEXURE- V

Archival site plan of the Monument



Site Pictures of the Monument and Surroundings



Image 01: Tomb of Sheikh Kabir-ud-Din along with Gateway on eastern side.



Image 02: Entrance path leading to Tomb of Sheikh Kabir-ud-Din.



Image 03: Western facade of the Tomb.



Image 04: Wall Mosque and graves located on the west side of the Tomb.



Image 05: Wall Mosque located on the north west side of the Tomb.



Image 06: Wall Mosque located on north side of Gateway.



Image 07: Wall Mosque located on south side of Gateway.



Image 08: Ruined structure on south side of Gateway.



Image 09: Wall Mosque and graves surrounding the Tomb.



Image 10: View of Corner Market outside the west side boundary wall from the Tomb.



Image 11: View of surrounding developments in Sadhna Enclave on the eastern side of the Tomb.



Image 12: South east corner of the monument site accommodating graves along the boundary wall.



Image 13: View of surrounding developments in Panchasheel Rendezvous on the southern side of the Tomb.



Image 14: View of the Tomb along with its setting including Gateway, Wall mosques and Graves from J.J. Camp.



Image 15: Unpleasant view of poorly maintained site close to the Tomb and Gateway.



Image 16: Engagement of unauthorized activities such as playing cricket within the monument's site boundary.



Image 17: View of immediate developments in J.J. Camp on the North eastern side of the Tomb.



Image 18: View of Monument site along with disturbed skyline due to the nearby residential constructions in J.J. Camp



Image 19: Entrance gate



Image 20: Nearest accessible Bus stop from the site entrance.



Image 21: Parking of various vendor carts blocking the entrance.



Image 22: Encroachments of the pottery shops outside the west boundary of the Monument site blocking pedestrian access.



Image 23: Panchashila Rendezvous beside Monument site.



Image 24: Panchashila Rendezvous car parking along the southern boundary of the monument site.



Image 25: Arya Samaj Mandir.



Image 26: Malviya Nagar X-Ing bus stop.



Image 27: Cultivation activities along the west boundary wall.



Image 28: View of Monument from west side of the Monument.



Image 29: View of Monument from J.J. Camp.



Image 30: Under Construction Plot inside Regulated area.



Image 31: Informal parking along Maharishi Dayanand Marg connecting Corner Market Road.



Image 32: Unpleasant view due to waste dumping activities along the road.



Image 33: Commercial buildings along Corner Market.



Image 34: Commercial buildings along Corner Market.



Image 35: View of J.J. Camp.



Image 36 J.J. Camp



Image 37: Gullak Wali Basti

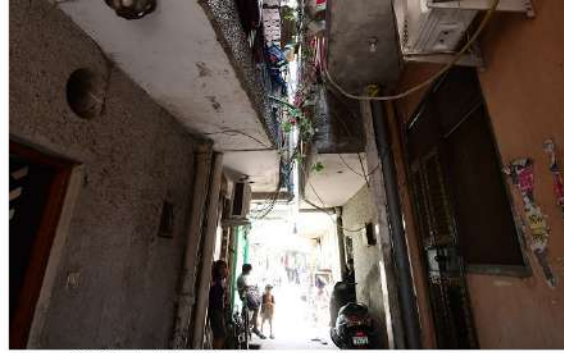


Image 38: Gullak Wali Basti



Image 39: A Block, Malviya Nagar



Image 40: B Block, Malviya Nagar



Image 41: C Block, Malviya Nagar



Image 42: P Block, Malviya Nagar



Image 43: S Block, Malviya Nagar



Image 44: Commercial units near Sarai Shahji



“Tomb of Sheikh Kabirud-Din also known as Rakabwala Gumbad”, Malviya Nagar, Delhi

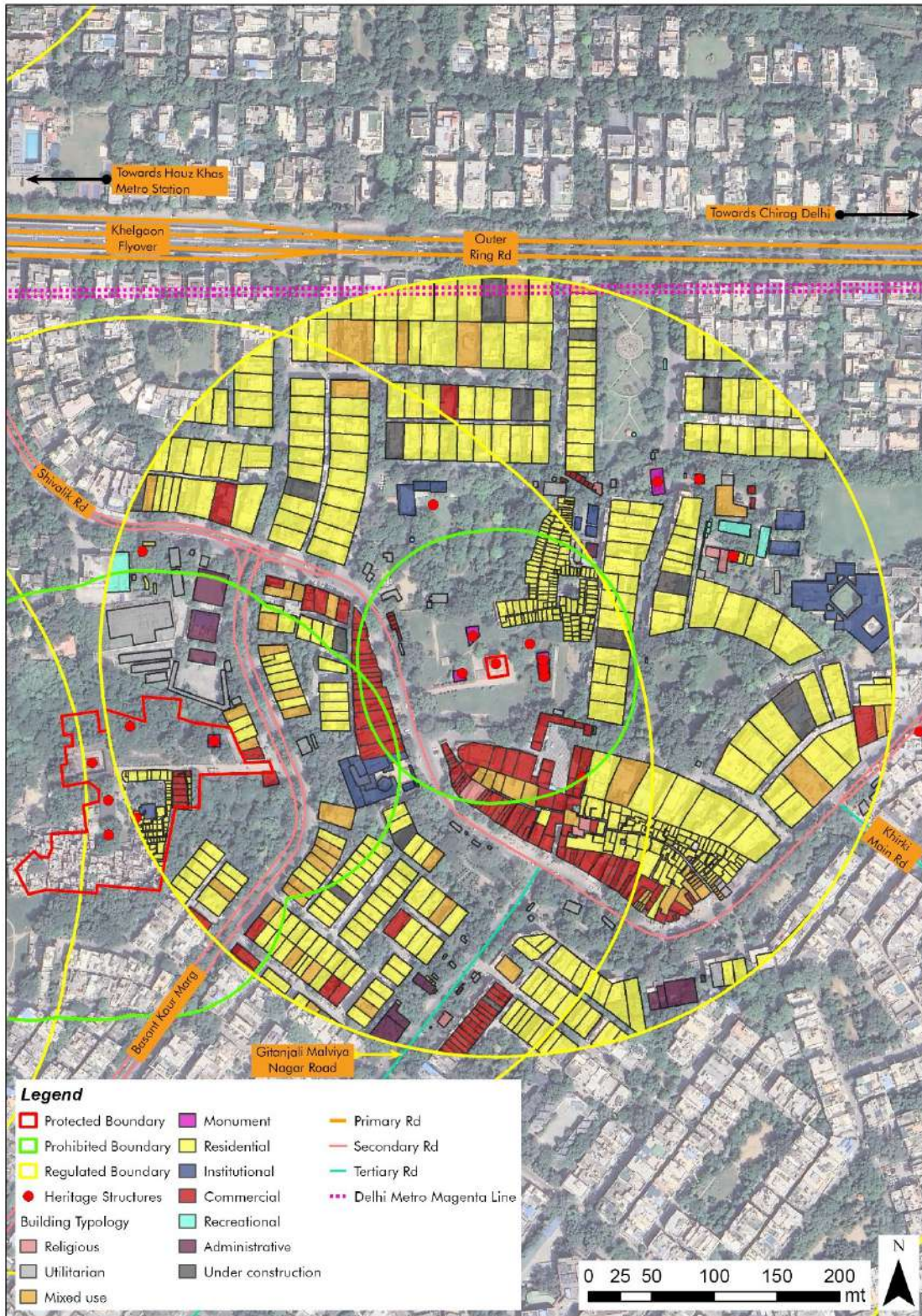
Location/Setting of the Monument



Built / Open Ratio



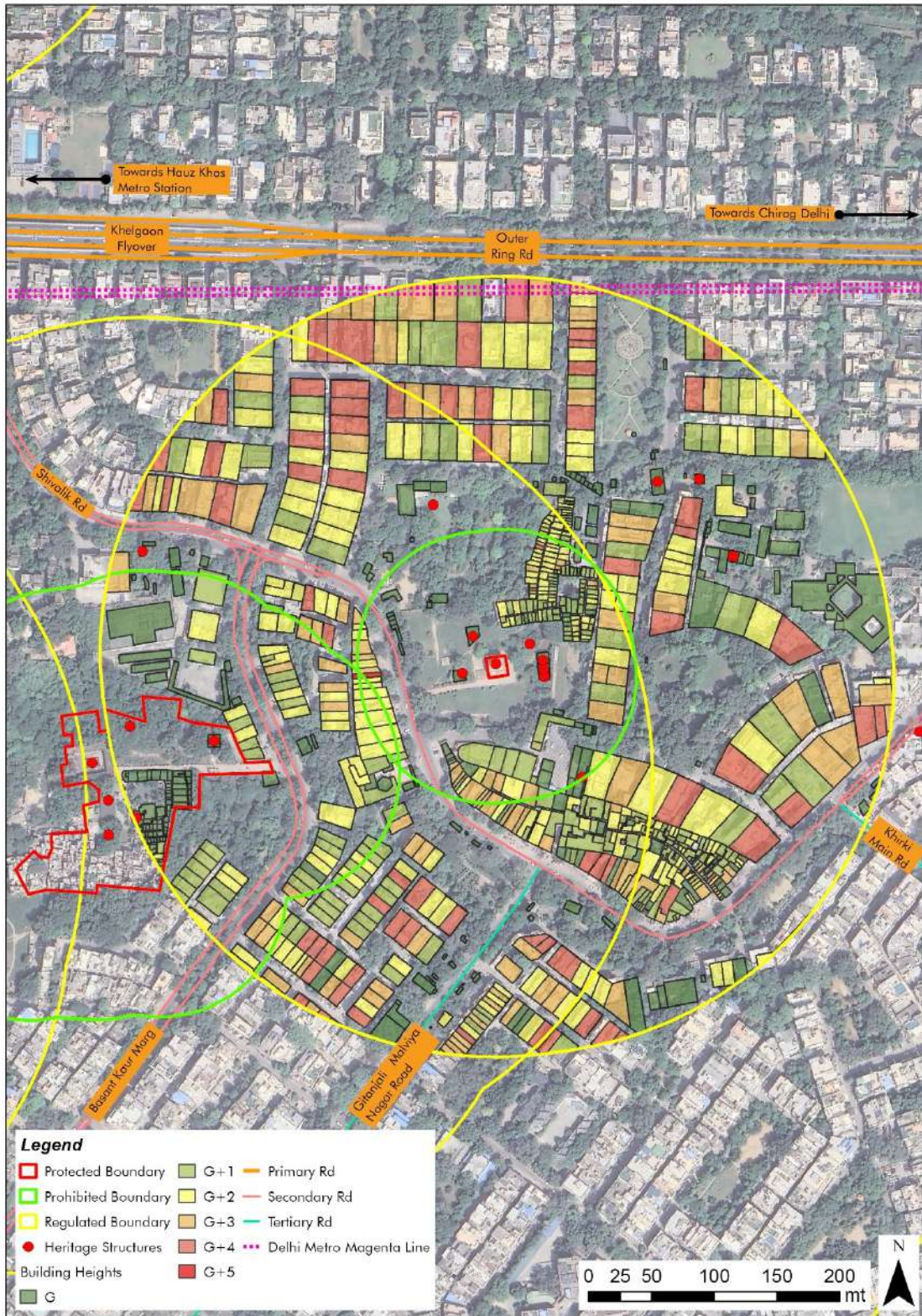
Building Use Plan



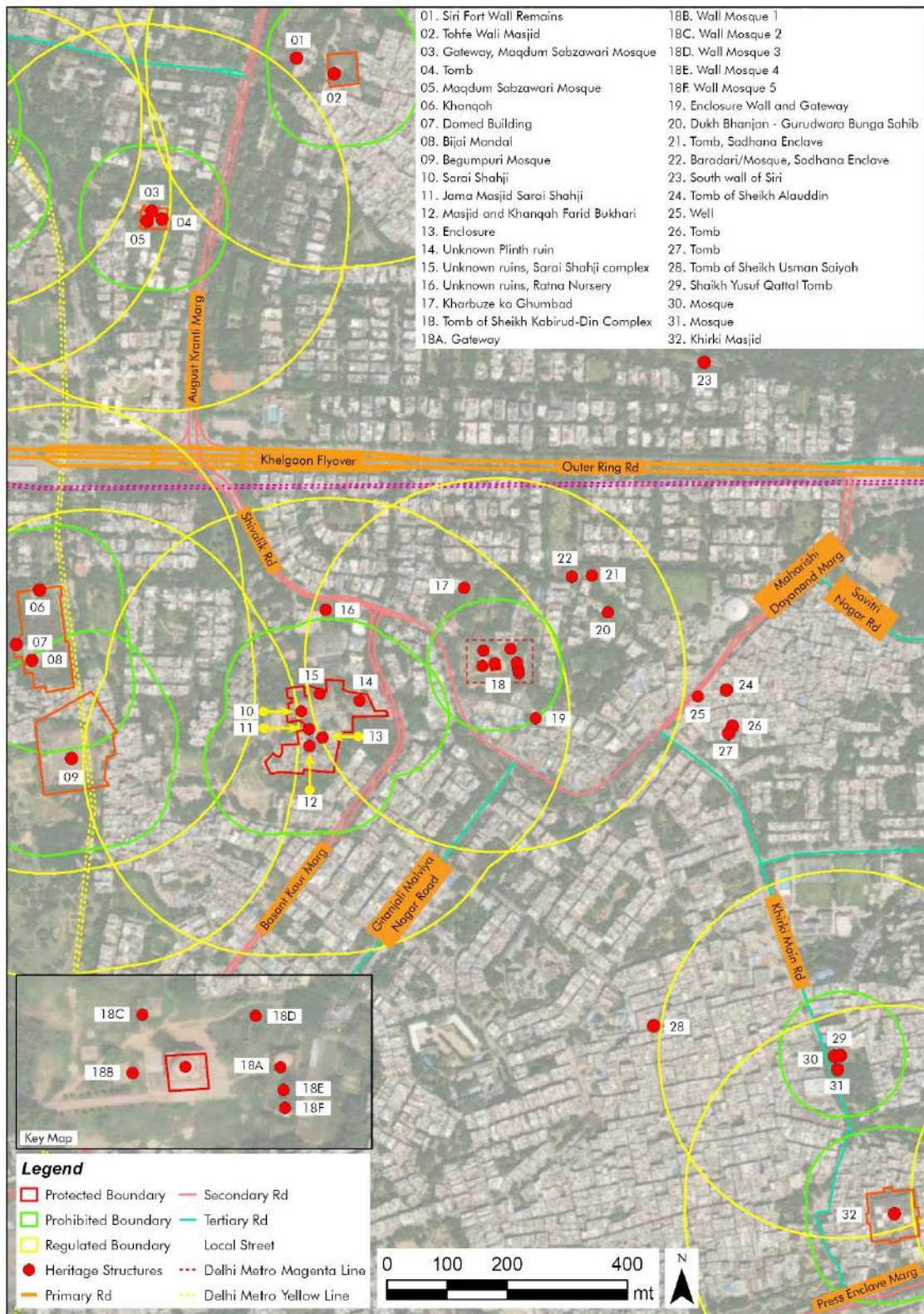
Green / Open Space






















Building Height





















Heritage Properties



Sr. No.	PHOTO	ABOUT	LOCATION & DISTANCE FROM CHOR MINAR	STATE OF PROTECTION	REFERENCES
1		Siri Fort Wall Remains Siri, which was one of the several cities of Delhi was founded by Alauddin Khalji in AD. 1303-1304. The wall of the city lies in the villages of Shahpur Jat, Shaikh Sari and Chirag Delhi. The village of Shahpur Jat, which partly comes occupies the area of the old city of Siri, contains some contemporances building, but most of them are ruined.	On And Around Khel Gaon Marg Up To Panchsheel Park (28°33'12.90"N; 77°12'56.21"E) 500m towards east	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 134, Sr. No. F 83 List-Of-Muhammadian-And-Hindu-Monuments-Vol-21, Hasan, Zafar, Vol. 3, p. 168, No. 291
2		Tohfe Wali Masjid This building is the only remaining structure from the Khilji era situated within the walls of the Siri Fort, towards its western corner. Although it is prominently visible from the main road, it is now surrounded by the Shahpur Jat village. The compound can be accessed through a narrow lane within the village. Its name, "the gifted dome", has an uncertain origin. Despite its appearance as a tomb from the outside, it was actually a mosque. The current standing structure is the central chamber of the main prayer hall of the mosque.	West End Of Shahpur Jat Village (Near The Government Girl Senior Secondary School, Entry From East End) (28°33'26.20"N; 77°11'56.36"E) 600m towards east	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 132, Sr. No.F 80 List-Of-Muhammadian-And-Hindu-Monuments-Vol-4, Hasan, Zafar, Vol. 3, p. 176, No. 304
3		Gateway, Maqdm Shabzwari Mosque The gateway to the north of Makdum Sahib's Mosque seems to have been constructed earlier than the mosque. The square building is roofed by a small fluted dome and has an opening on the east and the west, the south being the mosque. the building does not give direct access to the mosque.	In green area, Mayfair Garden, Khel Gaon Marg, to east of Maqdm Shabzwari Mosque (28°32'49.92" N; 77°12'30.22"E)	ASI Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 158, Sr. No.F 118
4		Tomb The building is probably the tomb of Makdum Sahib. The building measures 5.5sq.m. The high dome is supported on 12 pillars. The spaces between the pillars were originally closed by pierced stone jalis. A stone chajja runs along the building and at each of the four angles of the roof there is a decorative minaret.	In green area, Mayfair Garden, Khel Gaon Marg, to east of Maqdm Shabzwari Mosque (28°32'49.46"N; 77°12'30.81"E)	ASI Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 158, Sr. no. F 119 Hasan, Zafar, Vol. 3, p. 171, No. 299
5		Maqdm Shabzwari Mosque The mosque is named after a saint and is of architectural merit. The mosque forms the western wall of an enclosure. There is a 7 bay - rectangular prayer chamber having compartments at north and south ends returning eastwards. The central and the corner bays being roofed by high domes.	In green area, Mayfair Garden, Khel Gaon Marg (28°32'49.43" N; 77°12'29.92"E)	ASI Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 157, Sr. no. F 117 Hasan, Zafar, Vol. 3, p. 171, No. 298
6		Khanqah The khanqah is attached to the graves lying to its south, which are said to be those of Sheikh Hasan Tahir and his descendants. The Khanqah which stands on a raised piece of ground consist of a five arched dalan, opening to the north and south, and flanked by a side chamber on the east and west.	Bijai Mandal, Sarvpriya Vihar (28°32'30.05"N; 77°12'21.82"E) 700m towards south	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 160, Sr. no. F 122 List-Of-Muhammadian-And-Hindu-Monuments-Vol-26 Hasan, Zafar, Vol. 3, p. 158, No. 274
7		Domed Building In the immediate vicinity of the Bijai Mandal, the domed structure that possesses a distinctive architectural frontage with two openings on each of its three sides. It is thought to be an annex to another building, based on the underground passages observed in the adjacent structure. However, the reason for the construction of this dome remains unknown.	Adjacent To Bijai Mandal, Sarvapriya Vihar (28°32'27.20"N; 77°12'20.19"E) 800m towards south	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 159, Sr. no. F 121 List-Of-Muhammadian-And-Hindu-Monuments-Vol-25 Hasan, Zafar, Vol. 3, p. 157, No. 273
8		Bijai Mandal The building is very likely to be the remaining portion o the palace of Mohammad Tughlaq. During the Lodi times, it was used as a residence by Sheikh Hasan Tahir, a religious figure honoured by Sikander Lodi. The building features an octagonal tower that has dressed stone on corners.	Kalu Sara (28°32'26.29"N; 77°12'21.07"E) 800m towards south	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 159, Sr. no. F 120 List-Of-Muhammadian-And-Hindu-Monuments-Vol-12 Hasan, Zafar, Vol. 3, p. 157, No. 272
9		Begumpuri Mosque The mosque was built by Khan Jahan, the prime minister of Firoz Shah Tughlaq, who was also the founder of Khirki and Kalan Masjids. It probably had served as the Jami Masjid in Mohammad Tughlaq's time. The inner court of the mosque is surrounded by 44 domed compartments on the north, south and east. To the west, the prayer chambers containing 24 chambers on either side of the main chamber which is square in shape and crowned by a big dome.	Malviya Nagar, Sri Aurobindo Lane, Begumpur (28°32'20.90"N; 77°12'23.07"E) 950m towards south	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 161, Sr. no. F 125 List-Of-Muhammadian-And-Hindu-Monuments-Vol-11 Hasan, Zafar, Vol. 3, p. 155, No. 270

10		Sarai Shahji (The Palace/ Mahal) The Mahal is one of the monuments located at Sarai Shahji, dating back to the Mughal era. This building has a central courtyard surrounded by an arcade. On the west side, there are three central compartments that could have been used as a mosque, featuring a pyramid-shaped roof.	Shivalik Colony, Malviya Nagar (28°32'22.73"N; 77°12'37.16"E) 1Km towards south-east	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 168, Sr. no. F 136 List-Of-Muhammadan-And-Hindu-Monuments-Vol-13 Hasan, Zafar, Vol. 3, p. 152, No. 265
11		Jama Masjid Sarai Shahji The mosque consists of three compartments roofed by a curved 'Bengali' roof. The roof on the southern compartment has partially collapsed and the building is in a state of decay. The traces of coloured painting can be seen on the ceiling.	SARAI Shahji, Malviya Nagar (south of Mahal Sarai Shahji)	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 168, Sr. no. F 137 Hasan, Zafar, Vol. 3, p. 152, No. 266
12		Masjid and Khanquah Farid Bukhari Shaikh Farid was a contemporary of the Emperor Akhbar and Jahangir, in whose reign he held the rank 5000 and was Governor of Gujrat and later, Punjab. He is also said to have erected caravan sarais.	Sarai Shahji, Malviya Nagar, South of Mosque and Mahal Sarai Shahji	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 169, Sr. no. F 138 Hasan, Zafar, Vol. 3, p. 153, No. 267
13		Enclosure The low enclosure wall is partially buried. The enclosure is entered through an arched openings to the east. The western wall has three mihrabs and thus serves as a wall mosque. Both the western angles have low, domed chambers.	Sarai Shahji, Malviya Nagar, east of the grave of Fraid Murtaza Khan	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 169, Sr. no. F 139 Hasan, Zafar, Vol. 3, p. 153, No. 268
14		Unknown Plinth ruin It is leftover plinth of an unknown structure of the Sarai Shahji Complex.	Sarai Shahji Complex (28°32'22.82"N; 77°12'40.81"E)	Unprotected	Site Visit
15		Unknown ruins, Sarai Shahji complex It is a wall ruin of an unknown structure in the Sarai Shahji complex.	Sarai Shahji Complex (28°32'23.28"N; 77°12'38.89"E)	Unprotected	Site Visit
16		Unknown ruins, Ratna Nursery It is a wall ruin of an unknown structure present in Ratna Nursery. The wall is curvilinear in plan and made up in rubble masonry.	(28°32'27.91"N; 77°12'39.09"E)	Unprotected	Site Visit
17		Kharbuze ka Gumbad It is said that Shaikh Kabir-ud-din Auliya who lies buried Lal Gumbad supposedly spent this day under this dome and the night in the cave belows. The dome-like stone is melon shaped and gives the building its name (Kharbuze = melon)	Panchsila School, Sadhna Enclave, Sheikh Sarai	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 172, Sr. no. F 144 Hasan, Zafar, Vol. 3, p. 149, No. 261
18A		Gateway, Lal Gumbad Complex The domed building stands to the east of Lal Gumbad and was apparently the gateway to the tomb enclosure. The enclosure boundary have now disappered and the building is now roofed by a high dome.	Lal Gumbad Complex, Malviya Nagar (28°32'24.50"N; 77°12'50.71"E)	ASI	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 165, Sr. no. F 130 Hasan, Zafar, Vol. 3, p. 50, No. 262
18B		Wall Mosque 01, Lal Gumbad Complex The wall mosque is adjacent to an important building and is one of several in the enclosure. The mosque has 3 mihrabs and the north and south corners are strenthend by the sloping circular bastions.	Lal Gumbad Complex, Malviya Nagar	ASI	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 165, Sr. no. F 131

18C		Wall Mosque 02, Lal Gumbad Complex The wall mosque has three mihrabs and seems to have been part of an enclosure wall. The wall stands on a low plinth.	Lal Gumbad Complex, Malviya Nagar	ASI	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 166, Sr. no. F 133
18D		Wall Mosque 03, Lal Gumbad Complex The wall mosque had three mihrabs. It is completely devoid of ornamentation and is one of many within the complex.	Lal Gumbad Complex, Malviya Nagar	ASI	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 166, Sr. no. F 132
18E		Wall Mosque 04, Lal Gumbad Complex The single mihrab wall mosque was probably erected together with the grave in its courtyard.	Lal Gumbad Complex, Malviya Nagar	ASI	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 167, Sr. no. F 135
18F		Wall Mosque 05, Lal Gumbad Complex The wall mosque has a single mihrab recess.	Lal Gumbad Complex, Malviya Nagar	ASI	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 167, Sr. no. F 134
19		Enclosure wall and Gateway Most of the walls have disappeared, a gateway on the east still remains and is used as an office of a factory complex. The gateway is a vaulted building with arches on the east and west. Zafar Hasan, mentions a gateway on the west of the enclosure, but this no longer there.	Access from 40, Sadhna Enclave, Sheikh Sarai, Phase I	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 170, Sr. no. F 140
20		Dukh Bhajan Gurudwara The origins of the structure can be traced back to the Tughlaq period and likely to be constructed between 14th-15th century CE. The tomb is locally known as Sayyid Mittha. Originally the tomb was constructed as a domed canopy and presently used as Gurudwara.	Sadhna Enclave, Sheikh Sarai, Phase I (28°32'26.82"N; 77°12'56.37"E) 1.25Km towards south-east	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter) List-Of-Muhammadan-And-Hindu-Monuments-Vol-34
21		Tomb, Sadhna Enclave The tomb is expected to be from the Lodhi era, constructed between 14th to 15th century. It is a square shaped tomb with arched openings on North, South and East, and Mihrab on the west. The tomb stands in an enclosure surrounded by a rubble built wall which has partly disappeared.	Sadhna Enclave, Sheikh Sarai, Phase I (Adjacent To Manav Bharti International School) (28°32'28.96"N; 77°12'55.40"E) 1.2Km towards south-east	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 171, Sr. no. F 143 List-Of-Muhammadan-And-Hindu-Monuments-Vol-31 Hasan, Zafar, Vol. 3, p. 147, No. 257
22		Baradari, Sadhna Enclave Although the building is a Mosque, known as baradari belongs to the Tughlaq period and likely constructed in the late 14th or early 15th century. This building is a relatively simple structure, containing 7 bays from north to south and is 3 bays deep.	At The North-West Corner Of Sadhna Enclave, Sheikh Sarai, Phase I (28°32'28.90"N; 77°12'54.21"E) 1.2Km towards south-east	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 171, Sr. no. F 142 List-Of-Muhammadan-And-Hindu-Monuments-Vol-32, Hasan, Zafar, Vol. 3, p. 148, No. 258
23		South wall of Siri The enclosure wall of Siri was built in A.D. 1304. This is the south side of the Siri wall, most of which has disappeared.	Naorth of Panchsheel Marg (28°32'39.80"N; 77°13'3.13"E)	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 137, Sr. no. F 87

24		Tomb Of Shaikh Alauddin Shaikh Alauddin was the grandson of Shaikh Fariuddin Shakarganj of Pakpattan. He was a popular saint and built many tombs in his lifetime. The inscription over the entrance states that the dome was erected in 1507 AD, in the reign of Sultan Abu Muzaffar Sikander Shah Sultan and founded by Shaikh Alauddin Nur Taj. The building is square shape in plan, supported on 12 grey stone pillars and the spaces between them is now filled with red sandstone screens.	Near House 202, Savitri Nagar, Sheikh Sarai, Phase I, From A Lane Going Into Savitri Nagar, South East Of Kali Masjid (On The Main Road) (28°32'22.14"N; 77°13'3.09"E) 1.5Km towards south-east	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 172, Sr. no. F 145 List-Of-Muhammadian-And-Hindu-Monuments-Vol-33 Hasan, Zafar, Vol. 3, p. 142, No. 246
25		Well This is well which is now closed and located on the northwest corner of the shaikh sarai village.	Kuan Chowk, Shaikh Sarai (28°32'22.14"N; 77°13'1.37"E)	Unprotected	Site Visit
26		Tomb The tomb has a Domed chamber, 6.7 sq.m. It consists of 12 red sandstone columns, the space between which were originally closed with red sandstone screens, of which none remain now. There is a plastered parapet, over the chajja and the dome springs from an octagonal drum.	Near house 202, Savitri Nagar, Sheikh Sarai, Phase I (TO THE SOUTH OF Saikh Alauddin's Tomb)	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 173, Sr. no. F 146 Hasan, Zafar, Vol. 3, p. 143, No. 247
27		Tomb Access to the building was not permitted, but Zafar Hasan describes the tomb standing on a platform, consists of an octagonal chartri. It is crowned by a plastered dome supported on 8 red sandstone columns.	Near house 202, Savitri Nagar, Sheikh Sarai, Phase I (located within a house to the south-west of Shaikh Alauddin Tomb)	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 173, Sr. no. F 147 Hasan, Zafar, Vol. 3, p. 143, No. 248
28		Tomb of Shaikh Usman Saiyah Shaikh Usman Saiyah was a disciple of rukniddin Abdul Fath, a grandson of Shaikh Bahauddin of Multan. Shaikh Usman was a contemporary of Roshan Chirag Delhi. The tomb is a small square building, partially buried. It can be entered through a small grey stone gateway.	6-8G Block, Khirki village, Malviya Nagar (accessible from a street opposite a triangular park near B and M blocks of Malviya Nagar) (28°32'5.00"N; 77°12'57.84"E)	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 179, Sr. no. F 150 Hasan, Zafar, Vol. 3, p. 128, No. 218
29		Shaikh Yusuf Qattal Tomb Shaikh Yusuf Qattal was a disciple of Qazi Jalauddin of Lahore. He died in A.D. 1527, after which the tomb was built. It is a 12 pillared square tomb. A small mihrab is carved over the central portion of the west wall. around the tomb are found ruins of another building of which only the pillars now remain; to the north are the remains of some walls.	North of Khirki village , on the road leading from the village to Malviya Nagar (28°32'2.16"N; 77°13'8.47"E)	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 177, Sr. no. F 155 Hasan, Zafar, Vol. 3, p. 128, No. 217
30		Mosque It is a three bay rectangular mosque. There are arched openings on the north and south ends. There are niches on rear wall. The building has Kangura battlements on top of the parapet.	Adjacent to Tomb of Yusuf Qattal, north of Khirki village (on the road connecting Khirki village with Malviya Nagar),	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 178, Sr. no. F 156 Hasan, Zafar, Vol. 3, p. 128, No. 217
31		Mosque The mosque would have been three bays wide and single bay deep. The walls have mostly collapsed and so has the roof. Onlt the eastern side walls now remain.	North of Khirki village (on the road leading from khirki village towards Malviya Nagar)	Unprotected	DELHI the built heritage : A listing (INTACH Delhi chapter) p. 178, Sr. no. F 157
32		Khirki Masjid This very striking mosque is one of the seven built by Khan-i-Jahan Junan Shah, Feroz Shah's prime minister. It is a major monument. The mosque is a double storied building. The north, south and east walls are pierced by windows closed by red sandstone grills (khirkis) which give the mosque its name.	South end of Khirki Masjid (28°31'53.46"N; 77°13'11.09"E)	Asi Protected	DELHI the built heritage : A listing (INTACH Delhi chapter), p. 177, Sr. no. F 154 Hasan, Zafar, Vol. 3, p. 126, No. 215

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