

Set back

Delhi Development Authority  
Building Section, C-L Block, First Floor  
Vikas Sदन, INA, New Delhi-23.

PA/ID/Layoni (Bldg. P. 2002/436)

27.3.2002

Anil Barai,  
Director. (Bldg.)

Sh. G.S. Patnaik, I.A.S.  
Chief Fire Officer, Divisional Commr. &  
Secretary (Revenue),  
Delhi Fire Services, Govt. of NCTD, Head Qrs.,  
New Delhi-110001.

*Subject: Clearance of building plans and provisions of  
minimum set back all around the buildings.*

*Ref: i) D.O.No.PS/Div. Commr/92/71 dated 11.3.2002  
addressed to FC, DDA.*

*ii) F.6/MS/DFS/2002/436 dated 15.3.2002 addressed  
to Jt. Dir. (L&I) Bldg./DDA.*

*iii) Discussion in the chamber of Commr. (Plg.) DDA  
on 21.3.2002 of Sh. R.C. Sharma & Sh. G.C. Mishra, Dy.  
Chief Fire Officers of Delhi Fire Services.*

*Sir,*

This is with reference to the above discussion about the matter related to unified Building Bye-Laws-1983 for Delhi and its applicability to Multi-Storeyed Buildings. During the discussion, it was clarified that Delhi Fire Services needs to examine the building plans under Bye-Law No 6.2.4.1 of BBL-1983 with relation to fire safety requirement and Clause 12.4 (b) of BBL-1983 is for light and ventilation, as such this aspect will be seen by local body/DDA. Further the set back provisions will be as per Master Plan for Delhi-2001.

In view of above clarification the following cases which were returned vide letter dated 15.3.2002 are again sent in original separately for further necessary action and clearance by Delhi Fire Services.

1. Veena CGHS, 5-D, Sector-22, Dwarka.
2. Rafi Ahmed Kidwai CGHS, 12-A, Sector-6, Dwarka.
3. Veg Sanchar Vihar, 19-B, Sector-6, Dwarka.
4. Maharani Avanti Bai, 15-B, Sector-22, Dwarka.
5. New Rajput, 23, Sector-12, Dwarka.
6. Appu Enclave CGHS, 3-D, Sector-11, Dwarka.
7. Consulting Engineers, 11, Sector 18-A, Dwarka.
8. Pragya CGHS, 1-B, Sector-2, Dwarka.
9. Seth Vihar CGHS, 4, Sector 18-A, Dwarka.
10. Kurj Vihar CGHS, 19, Sector-12, Dwarka.
11. Federation of Indian Export Orgn., Institutional Area, Vasant Village, Delhi.
12. Chinar CGHS, 3, Sector-18, Dwarka.
13. Ashoka Enclave CGHS, 8-A, Sector-11, Dwarka.

Yours faithfully,

(ANIL BARAI)  
DIRECTOR (BLDG.)



दिल्ली विकास प्राधिकरण  
 DELHI DEVELOPMENT AUTHORITY  
 विकास सदन  
 VIKAS SADAN  
 माई .एन.ए.  
 I.N.A.

261

F23(39)/2001/Bldg/

23/1/02  
 दिनांक  
 New Delhi-110023

Central Unit Date  
 Residing Section

From: Anil Barai  
 Director(Bldg)

To:

**DELHI FIRE SERVICES**  
**HEAD QUARTERS**  
 Govt. of N.C.T. of Delhi  
 Connaught Place, New Delhi-1  
 23 JAN 2002  
 Out Door Diary No. 26

✓ The Dy. Chief Fire Officer,  
 Delhi Fire Service (HQ)  
 Govt. of NCTD  
 Connaught Circus  
 New Delhi-110001.

Sub: Clearance of building plans to Veg Sanchar Wholesalers Ltd.  
 at Plot No 19B Sect 6 Dwarka from Fire fighting/means of  
 escape point of view.

Ref: FG/MS/DPS/CGHS/2002/123 dtd 16.1.2002

Head Quarters Delhi Fire Serv  
 FIRE PREVENTION SECTION  
 No. of Receipt MS-254  
 Date of Inspection 24/1/02  
 Date of Dispatch

Sir,

*ms cell  
 29/1*

With reference to above, I would like to inform that  
 DDA is following minimum set back as stipulated in  
 development code of Master Plan for Delhi-2001. The  
 Master Plan for Delhi-2001 has been notified by Ministry  
 of Union Development, Government of India vide Notificiation  
 No.S.O.606(E) dated 01.08.1990. The extract photo copy  
 from the Notificiation is attached for ready reference.

*for cell  
 29/1*

Yours faithfully

*Anil Barai*  
 (ANIL BARAI)  
 Director (Bldg)

*STO No cell  
 29/1*

Encl: as above

*PPS: M.  
 29/1*

*AM62*



provisions of setbacks are subject to requirements for light and ventilation as per building bye-laws.

As a layout is sanctioned with more than the prescribed setbacks, the same shall be followed in the building plans.

Standard

space shall be provided for different types of vehicles as per norms given in the following table. The norms given are in equivalent car space (ecs) and it includes parking for all types of vehicles i.e. cars, scooters, and also light and heavy commercial vehicles in case of bus stands and industrial areas etc.

Use/Use Premises	Equivalent Car Spaces (ECS) per 100 sqm. of floor area.
(i) Commercial plotted development	2.00 ECS
(ii) Metropolitan City Centre i.e. Connaught Place & its extension	
(iii) Asaf Ali Road	
(iv) Press Area	
(v) Non-Hierarchical Commercial Centres	
B. (i) District Centres	1.67 ECS
(ii) Hotel	
(iii) Cinema	
C. (i) Residential Group Housing	1.33 ECS
(ii) Plotted Housing (Plots above 200 sqm.)	
(iii) Community Centre	
(iv) Local Shopping Centre	
(v) Convenience Shopping Centre	
(vi) Nursing Home, Hospitals (Other than Government)	
(vii) Govt. Office	
(viii) Social & Cultural Institutions	
(ix) Mixed Use	
D. (i) College & University	1.00 ECS
(ii) Light & Service Industry	
(iii) Flatted Group Industry	
(iv) Extensive Industry	
E. (i) Government Hospitals	0.67 ECS
F. (i) Wholesale Trade	2.50 ECS
(ii) Freight Complex	(including parking for loading and unloading)

Note :

1. For the use/premises for which the parking standards have not been prescribed, the same shall be prescribed by the Authority depending on the merits and requirements of the individual case.

2. For the provision of car parking spaces, the space standards shall be as under :

- (i) For open parking, 23.0 sqm. per equivalent car space.
- (ii) For ground floor covered parking 28.0 sqm. per equivalent car space.
- (iii) For basement 11.0 sqm. per equivalent car space.

3. In the use premises, parking on the above standards shall be provided on the Ground Floor, or in the basement (where the provision exists). In case of organised centres like District Centre and Community Centre to meet with the above demand of parking, additional underground space (besides the basement) may be provided subject to the provisions of bye-laws but within the setback lines.

SPECIFIC PREMISES

Residential Plot-plotted Housing

Maximum ground coverage, F.A.R., number of dwelling and maximum height for different size of residential plot shall be as per the following table.

Sl. No.	Area of the plot (sqm.)	Max. ground coverage (percentage)	FAR	No. of dwell- units	Maxi- mum height in metre
1	2	3	4	5	6
1.	Below 50	75	150	1	8
2.	50 to 100	65	180	2	11
3.	Above 100 to 250	60	160	3	11
4.	Above 250 to 500	50	140	3(4)	11
5.	Above 500 to 1000	40	100	5(7)	11
6.	Above 1000 to 1500	33.33	83	5(7)	11
7.	Above 1500 to 2250	33.33	83	7(10)	11
8.	Above 2250 to 3000	33.33	83	9(12)	11
9.	Above 3000 to 3750	33.33	83	11(16)	11
10.	Above 3750	33.33	83	13(19)	11

(i) 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.

The permissible maximum covered area on ground floor and FAR shall in no case be less than the permissible covered area and FAR for the largest size plot in the lower category.

(ii) In case of residential plots above 250 sqm facing 24 m and above road, and where already 3 storeys and a barsati was permitted, (as per density calculated in the sanctioned layout); (a) the FAR shall be increased by the maximum ground floor coverage (b) maximum height shall be 14 m and (c) the number of dwelling shall be as given in the brackets.

(iii) The mazzanine if constructed shall be counted in the FAR.

(iv) The basement in case of plotted development shall be under the ground floor and maximum to the extent of ground floor coverage subject to the condition that minimum of 2 m distance shall be kept from the adjoining plot.

(v) For plots above 250 sqm and upto 500 sqm maximum of 3 servant quarters and for plots above 500 sqm maximum of 6 servant quarters shall be permitted.

(vi) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm floor area, exclusive of cooking verandah, bath room and lavatory. The maximum size of servant quarters shall be 20 sqm.

(vii) For plots above 250 sqm parking provision shall be provided @ 1.33 car space per 100 sqm of permissible built floor area. The covered parking area shall be included in FAR except when it is provided in the basement.

87/c

88/c

LPH 101.

-2m

2-110

Ma n P af hin

20 m



- (110)  
 Police Office and Civil Defence & Home Guard (112)  
 Police Office and Civil Defence & Home Guard, Residential Flat (For maintenance staff), Hostel, Play ground.  
 Forensic Science Laboratory (113)  
 Forensic Science Laboratory.  
 Jail (114)  
 Jail  
 Fire Post (115)  
 Fire Post.  
 Fire Station (116)  
 Fire Station, Residential Flat (For maintenance staff), Hostel (For employees), Service Workshop.  
 Post Office, Post & Telegraph Office and General Post Office (117, 118 & 119)  
 Post Office, Post & Telegraph Office and General Post Office, Watch & Ward Residence (Upto 20 sqm), Canteen.  
 Telephone Exchange (120)  
 Telephone Exchange, Watch & Ward Residence (Upto 20 sqm), Canteen.  
 Radio and Television Station (121)  
 Radio and Television Station, Watch & Ward Residence (Upto 20 sqm), Hostel, Canteen, Library.  
 Transmission Tower (122)  
 Transmission Tower, Watch & Ward Residence (Upto 20 sqm).  
 Satellite and Tele-communication Centre and Observatory & Weather Office (123 & 124)  
 Satellite and Tele-communication Centre and Observatory & Weather Office, Residential Flat (For maintenance staff), Canteen, Research Laboratory.  
 Burial Ground, Cremation Ground, Cemetery and Electric Crematorium (125, 126, 127 & 128)  
 Burial Ground, Cremation Ground, Cemetery and Electric Crematorium, Retail Shops of Wood, Flowers and related materials, Watch & Ward Residence (Upto 20 sqm).  
 Orchard (129)  
 Orchard, Watch & Ward and Maintenance Staff Residence (Upto 20 sqm).  
 All structures shall be temporary in nature.  
 Nursery (130)  
 Nursery, Watch & Ward Residence (Upto 20 sqm).  
 All structures shall be temporary in nature.  
 Forest (131)  
 Forest  
 Dairy Farm (132)  
 Dairy Farm, Watch & Ward Residence (Upto 20 sqm).  
 All structures shall be temporary in nature.  
 Poultry Farm (133)  
 Poultry Farm, Watch & Ward Residence (Upto 20 sqm).  
 All structures shall be temporary in nature.  
 Figgery (134)  
 Figgery Shed, Watch & Ward Residence (Upto 20 sqm).

- All structures shall be temporary in nature.  
 Farm House (135)  
 Farm House, Watch & Ward Residence (Upto 20 sqm).  
 Rural Centre (136)  
 Rural Centre, Retail Shop, Repair Shop, Personnel Service Shop, Weekly Market, Bank, Commercial Office, Cinema, Restaurant, Local Government Office, Dispensary, Clinical Laboratory, Hospital, Senior Secondary School, Library, Community Hall, Police Post, Post Office, Post Office.

- Notes :  
 (i) Park, Parking, Public Conveniences, Public Utility are permitted in all premises wherever needed.  
 (ii) In case of clubbing of premises uses of all the premises clubbed are allowed.  
 (iii) A structure which can be shifted from one place to another or removed as the case may be shall be considered as temporary structure.

8(4) CONTROL FOR BUILDING/BUILDINGS WITHIN USE PREMISES :

The objective of these regulations is to provide control for building/buildings within use premises excluding the internal arrangement which is covered and controlled by building bye-law.

General Notes

- (1) The premises for which building regulations have not been given shall be examined by the Authority on the basis of actual requirements and other relevant factors.
- (2) A landscape plan shall be prepared in case of all the premises.
- (3) The mezzanine floor wherever provided shall be considered as a part of the total FAR.
- (4) Wherever the building regulations are given as per different categories of plots the area covered and the floor area need in no case be less than the permissible covered area and floor area, respectively, for the largest size of plot in the lower category.
- (5) Besides the normal drawings which are submitted for the sanction of any building, a proper landscape plan, a circulation plan indicating vehicular and pedestrian movement and parking and an urban design scheme where necessary shall be submitted for sanction by the Competent Authority.

Minimum Setbacks

The provision of minimum setbacks for different sizes of plots for all categories of use shall be as per the following table unless otherwise prescribed.

Sl. No.	Plot Size (In sqm)	Min Setbacks			
		Front	Rear	Side (1)	Side (2)
1.	Upto 60	0	0	0	0
2.	Above 60 & upto 150	3	0	0	0
3.	Above 150 & upto 300	3	2	0	0
4.	Above 300 & upto 500	3	3	3	0
5.	Above 500 & upto 1000	6	3	3	3
6.	Above 1000 & upto 2000	9	3	3	3
7.	Above 2000 & upto 4000	9	6	6	6
8.	Above 4000 & upto 10,000	15	6	6	6
9.	Above 10,000	15	9	6	6

- (i) In case the permissible coverage is not achieved setbacks the setbacks of the preceding category may be allowed.  
 (ii) In case of residential plots upto 150 sqm, the setbacks shall be 2m x 2m at corner, the open court of the plot, front and side to be adjacent.



veena

Delhi Development Authority  
Building Section, C-I, Block, First Floor  
Vikas Sadan, INA, New Delhi-23.,

No.: F.23(4)2001/Bldg./

27.3.2002

1050

From: Vinod Sakle  
Joint Director (Layout) Bldg.

28/3/02  
Central Unit  
Building Section

To: ✓ Sh. G.S. Patnaik, I.A.S.  
Chief Fire Officer, Divisional Commr. &  
Secretary (Revenue),  
Delhi Fire Services, Govt. of NCTD, Head Qrs.,  
New Delhi-110001.

DELHI FIRE SERVICES  
HEAD QUARTERS  
Govt. of N.C.T. of Delhi  
Connaught Place, New Delhi-11  
1 APR 2002  
456  
Out Door Diary No. ....

Subject: Clearance of building plans- requirement of set-back all around the buildings.

Ref: i) Your Letter No. F.6/MS/DFS/2002/436 dated 15.3.2002  
ii) This Office Letter No. PA/JD(Layout)Bldg./2000/17/23 dated 27.3.2002

Sir,

On the subject cited above, clarification has been given vide letter No. PA/JD(Layout)Bldg./2000/17/23 dated 23.3.2002 by Director (Bldg.) [copy enclosed].

In view of clarification, the following cases, which were returned, vide letter dated 15.3.2002 are again sent in original for further necessary action and clearance by Delhi Fire Services: -

1. Veena CGHS, 5-D, Sector-22, Dwarka.
2. Rafi Ahmed Kidwai CGHS, 12-A, Sector-6, Dwarka.
3. Veg Sanchar Vihar, 19-B, Sector-6, Dwarka.
4. Maharani Avanti Bai, 15-B, Sector-22, Dwarka.
5. New Rajput, 23, Sector-12, Dwarka.
6. Appu Enclave CGHS, 3-D, Sector-11, Dwarka.
7. Consulting Engineers, 11, Sector 18-A, Dwarka.
8. Pragma CGHS, 1-B, Sector-2, Dwarka.
9. Seth Vihar CGHS, 4, Sector 18-A, Dwarka.
10. Kunj Vihar CGHS, 19, Sector-12, Dwarka.
11. Chinar CGHS, 3, Sector-18, Dwarka.
12. Ashoka Enclave CGHS, 8-A, Sector-11, Dwarka.

Yours faithfully,

*(Signature)*  
28/3/02

Encl. As above.

(VINOD SAKLE)  
JT. DIRECTOR (LAYOUT) BLDG.