

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI**

O.A. NO. 1008/2018

In the matter of:

Deepak Datta

...Applicant

Versus

Govt. of the NCT of Delhi.

...Respondents

NDOH 17.12.2019

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Filed by:

New Delhi:

Dated: 13.12.2019

Delhi Pollution Control Committee)

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI

Original Application No. 1008/2018

In the matter of:

Deepak Datta

... Applicant(s)

Vs.

Govt. of NCT of Delhi

... Respondent(s)

COMPLIANCE REPORT ON BEHALF OF DELHI POLLUTION
CONTROL COMMITTEE, WITH RESPECT TO ORDER DATED
19.09.2019 PASSED BY THIS HON'BLE TRIBUNAL IN THE PRESENT
CASE

1. That the Hon'ble National Green Tribunal vide its order dated 19.09.2019
has made the following observations:-

*“As observed in a separate order passed today in Original
Application No. 400/2017, Westend Green Farms Society v. Union
of India & Ors., there is dire need of proper regulation of banquet
halls to mitigate the adverse impact on environment and public
health. Further steps are required for laying down siting guidelines
and mechanism for assessing the adverse impact and also ensuring
proper monitoring mechanism.”*

That this Hon'ble Tribunal has also observed that on the amount of
compensation that has been imposed and recovered from the defaulting
Banquet Halls, there is no material to indicate how the compensation
recovered meets the norms of 'Polluter Pays' principle in terms of extent
of pollution, period of violation, cost of damage to the environment and
public health and the turnover of the polluters.

2. That in compliance of the orders of this Hon'ble Tribunal, inspection of
23 banquet halls operational or in the process of being set up in Shivaji

Marg and Rama Road areas of Najafgarh Industrial Area have been carried out by a team of CPCB and DPCC officials and a consolidated report was filed on 26.7.2019. In the said report, the details of the deficiencies observed and amount of EC levied on each of the banquet halls w.r.t two specific violations/deficiencies namely:

- a) Lack of parking facility and
 - b) Illegal extraction of ground water.
- have been detailed.

3. That, the EC levied on illegal extraction of ground water on these 23 Banquet Halls has been arrived on the basis of formula devised by CPCB as per its report dated 26.6.2019, which is as follows:

$$EC_{GW} = \text{Water Consumption per day} \times \text{No. of Days} \times \text{Environmental Compensation Rate for illegal extraction of ground water (ECR}_{GW})$$

Where, *water consumption is in m³/day and ECR_{GW} in Rs/m³*

In addition to the above, based on the recommendation of Joint Committee of CPCB and DPCC officials in cases of the Banquet Halls which were operational for more than 5 years, a deterrent factor of 1.25 or 1.5 has been applied over and above the EC calculated as per the above formula. That, since there was inadequate parking facility in all these 23 Banquet Halls, an additional Environmental Compensation of Rs. 1 lakh on each Banquet Hall has been levied based on the report of the Joint Committee of CPCB and DPCC for causing pollution because of traffic congestion. The compilation of the EC levied on account of both violations on each of the 23 Banquet Halls and the status of compensation realised is annexed at **Annexure-1**. It is submitted that the compensation levied on both these accounts amount to Rs. 84,75,082/- has been fully realized.

4. That apart from violations of illegal extraction of ground water and inadequate parking, the joint inspecting team of CPCB and DPCC detected that 11 Banquet Halls out of the 23 were operational without having valid Consent to Operate under the provisions of Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981. Accordingly, Environmental

Compensation was levied on these 11 banquet halls which were found operating without valid Consent to Operate. Subsequently, the records of all the 23 Banquet Halls were further examined and it was found that apart from the aforesaid 11 units, 10 additional units though had Consent to Operate at the time of inspection but were deficient of not having valid Consent to Operate for certain durations during last few years. Accordingly, it has been decided to levy EC on these remaining 10 units also based on 'Polluter Pays' principle since they have also violated the Environmental Laws and caused damage to the environment.

5. That, the issue of basis of levying Environmental Compensation on the Banquet Halls was also examined at length. Since the guidelines/formula circulated by CPCB and adopted by DPCC for levying EC is applicable for industries and no specific formula has been provided therein for the Banquet Halls, it was thought appropriate to categorize the activity of banqueting equivalent to 'Orange' category while using the same formula of levying compensation for industrial activities. However, since the Banquet Halls are not operational continuously throughout the year and the activity is seasonal, the numbers of operational days have been taken as 120 days i.e. 4 months a year after assessing the number of bookings made by these Banquet Halls on an average in a year. Further when the number of days of operation without consent were less than a year, the number of days of causing damage to the environment have been assessed considering the operation during peak days i.e. if the operation without consent is during 1st October to 31st March, then the entire period has been considered for calculating the Environmental Damage Compensation. Accordingly, the EC has been calculated by adopting the formula of CPCB as follows:

$$"EC = PI \times N \times R \times S$$

Where,

EC is Environmental Compensation in Rs.

PI = Pollution Index of Industrial Sector

N = Number of days of violation took place.

R = A factor in Rupees for EC

S = Factor for scale of operation"

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Accordingly, the compensation levied earlier on the 11 Banquet Halls have been revised as per the aforesaid formula. Similarly, compensation on the 10 Banquet Halls which had operated for certain periods without valid Consent to Operate was also arrived as per the aforesaid principle. The amount of compensation levied on each case on the basis of the above aforesaid formula is compiled and annexed at Annexure-2. It is further submitted that in case of 11 Banquet Halls where compensation has been levied earlier in September 2019, compensation amount of Rs. 19.81 lakh has already been recovered. Recovery certificates for the remaining amount have already been issued and necessary steps will be taken to recover the said amount in coordination with the District Recovery Officers. On the revised assessment of EC in 11 Banquet Halls and fresh assessment of EC on 10 Banquet Halls in view of the aforesaid policy, demand letters have been issued to the violators to deposit the same within 15 days failing which recovery proceedings will be initiated. As has been detailed in Annexure-2, the total Environmental Compensation of Rs. 4,70,62,500/- has been imposed on account of damage caused due to operating without consent. Out of this, Rs.20,37,500/- has been recovered.

6. That, as observed by this Hon'ble Tribunal further steps are required for laying down "siting guidelines" and ensuring proper monitoring mechanism towards regulation of Banquet Halls, it is to submit that the Delhi Development Authority (DDA) vide Notification dated 21.09.2012 has notified "**The (Permission of Banquet Halls) Regulations, 2010**" for regulation of Banquet Halls in the entire National Capital Territory of Delhi. A copy of the same is enclosed as Annexure-3. Under the aforesaid regulations, Banquet Hall is permissible in industrial and commercial areas as per Master Plan of Delhi 2021. The salient features as provided in the Regulation of MPD-2021 regarding conditions of setting up of Banquet Halls and operationalizing it can be summed up as follows:

- a) Minimum plot size – 300 sq. m. The maximum number of guests be fixed by Licensing Authority depending on locational considerations e.g. road width, parking etc.

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- b) For Industrial plots to be used as Banquet Hall, the minimum road width shall be 12m ROW.
- c) In case of commercial plots in designated commercial centers, the banquet Hall shall be allowed if it shall be directly abutting 18 mtrs. ROW.
- d) No encroachment of any kind shall be allowed on the streets or public land due to banqueting activities i.e. Shamiana, Generator etc.
- e) It shall be the responsibility of the Owner to ensure adequate provision for sanitation facilities and for hygienic disposal of the waste generated in the Banquet Hall complex, so that no inconvenience or hardship is caused to the neighbourhood on any account.
- f) All the measures required for ensuring structural, fire safety shall be the responsibility of the Owner.
- g) If the applicant makes addition/alteration to the existing industrial building or reconstructs the building for banquet hall the approved building plans as per Building Bye-Laws shall be necessary.
- h) License from DCP (Licensing), provision of parking during the events and clearance from Traffic Police, shall be the responsibility of the Owner.
- i) Permission for using the premises for Banquet Hall shall be subject to the payment of necessary fee along with the conversion charges and deficient parking charges (in case of existing building prior to Notification of MPD-2021) on the prevailing rates as approved by the Government from time to time.
- j) If the applicant makes addition/alteration to the existing industrial building or reconstructs the building for Banquet Hall the approved building plans as per Building Bye-Laws shall be necessary. In such cases, the norms of parking for Banquet Hall use premises as per MPD-2021 shall be applicable.

7. That, the Development Control norms for Banquet Hall as provided in Table 13.17 of MPD-2021 has been referred (copy at Annexure-4). The following have been provided therein:

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- i) A minimum parking of 3 Equivalent Car Space (ECS) per 100 sqm of floor area for the Banquet Halls need to be provided.
 - ii) In case of Banquet Hall, basements within the ground envelope shall be allowed for parking. Stilt floor parking is also permissible.

8. That, during the inspections carried out in Najafgarh Road Industrial Area, it has already been reported that 23 Banquet Halls have come up in the said industrial area after paying conversion charges to MCD out of which 22 are operational at present. Before suggesting on the siting guidelines, further detailed inspection was carried out on the night of 09.12.2019 and 10.12.2019 by the officers of DPCC to assess the distribution of Banquet halls in the area, impact of operation of Banquet halls on the road congestion on peak occupancy days, the parking arrangements made by the Banquet Hall owners and the other consent conditions. The details of siting of these 23 Banquet Halls can be summed up as follows:

- i) 12 Banquet halls are located on left hand side of Najafgarh Road from Zakhira Roundabout to Moti Nagar Crossing (approx.. 2 Kms) namely Tiffany, Lavanya Orchid, Grand Dreams, Kainoosh, Falcon, La Stella, Majestic Crown, Coral Bells, Golden Royale, The Ritz, La Platinum (non operational) and Pearl(lying closed). Total width of Right of Way (ROW) at the front is approx. 30 meters.
- ii) 02 Banquet halls are located on right hand side of Najafgarh Road from Zakhira Roundabout to Moti Nagar Crossing (approx.. 2 Kms) namely Valentine and The Grand Horizon having ROW of 30 meters.
- iii) 02 Banquet halls namely CP 65 and Andaaz are located on left hand side of Karampura Road. ROW in front of CP65 is 60 meters and approx. 16 meters in front of Andaaz Banquet Hall.
- iv) 04 Banquet halls are located on right hand side of Rama Road from Zakhira Roundabout to Kirti Nagar Metro Station (approx. 2KM) namely Imperial, Radha Palace, Mystique (Dream Hospitality), and Grand Imperia. ROW on this stretch is approx. 24 meters.

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v) 02 Banquet halls are located on left hand side of Rama Road from Zakhira Roundabout to Kirti Nagar Metro Station (approx. 2KM) namely Sawan and La Amour. ROW is same as at (iv) above of 24 meters.

vi) 01 Banquet hall (M/s Chandelier) is located on a link Road to Rama Road having ROW of approx. 18 meters.

vii) 03 Banquet Halls namely Falcon, Golden Royale and Grand Horizon, out of the 21 operational Banquet Halls have provided parking arrangement in-house at the ground floor/basement. Falcon has a parking facility of 80 cars, Golden Royale - 120 cars and Grand Horizon - 150 cars (on double layer). Thus approximately 350 vehicles are being accommodated inside the plots.

viii) 11 Banquet halls have tied-up parking arrangements with the nearby parking operators by entering into agreement with such operators. These parking facilities under the above arrangement are located at Kirti Nagar Metro Station, Karampura Commercial Complex, Moti Nagar Metro Station and the parking facility created by MCD over the covered drain at Ramesh Nagar. The above parking lots are located at a distance of 500 - 700 meters (approx.) from the Banquet halls and the copies of the agreements thereof have been provided to DPCC. It has been assessed that about 2000 cars can be accommodated in these four parking facilities. In addition, single lane parking on the internal roads of the industrial area are also being used during the late evening hours.

ix) During the course of inspection on the peak days, no substantial traffic congestion was observed which might have been possible due to additional parking arrangement made by the Banquet owners as submitted above.

9. That, since Banquet Halls have been permitted by MCD & DDA in industrial areas and no common parking is available in certain industrial

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areas like Najafgarh Road, there is chance of traffic congestion during peak season unless special arrangements are made on continuous basis. It has also been noted that MCD has received deficient parking charges from certain Banquet Halls owners (07 banquet hall owners have deposited deficient parking charges as per information with DPCC) along with conversion charges but common parking facilities are yet to be developed by MCD in the near-by localities. Though the arrangements made by the Banquet Hall owners with parking contractors as submitted at para 8 above has led to ease in traffic congestion, but the existing arrangement would not be in a position to cater to further additional load if new Banquet Halls are allowed to come up in this area. Hence, in addition to the existing Regulations and provisions in MPD 2021 as detailed in para 6 and para 7 above respectively, prima facie DPCC is of the opinion that the following changes in the '**Siting Guidelines**' would help to address the issue of inadequate parking and resultant traffic congestion:

- i) Since in the industrial areas, public parking is not commonly provided as in the case of commercial centers, banqueting may be allowed only up to 30% of the plots on a particular stretch of a road in future if common parking is not provided by the concerned local body in nearby areas.
- ii) For industrial plots to be used as Banquet halls, the minimum road width should be 18 meters ROW instead of 12 meters as prescribed under the Regulations at present.
- iii) In case of industrial plots, banquet halls should be permitted only after sub-division of plots (if any) approved by the Competent Authority and building plan is sanctioned as per the Development Control norms and Building Bye-Laws. The other conditions provided in "The (Permission of Banquet Halls) Regulations, 2010" should also be strictly examined before any new banquet hall is allowed to come up.

iv) The existing parking norms of 3 ECS per 100 sqm of floor area may be increased to 6 ECS per 100 sqm of floor area to accommodate 100% additional parking inside the plot. The provision of mechanized double decker parking may also be adopted by the Banquet hall owners subject to approval by the concerned local body.

v) In the banquet halls to come up in future should have front set back and should not have boundary to facilitate it to be used for parking purpose.

These aforesaid suggestions may also be referred to DDA for further consideration and suitable amendments in the Banquet Hall Regulations and in the Delhi Master Plan.

Apart from the above, following are also suggested for consideration by this Hon'ble Tribunal for appropriate directions:

vi) The concerned local bodies will have to make prior arrangement of additional parking space before accepting any new application along with deficient parking charges for new banquet hall.

vii) Construction of new banquet hall should be allowed only after the plot owner obtains Consent to Establish under the Air (Prevention and Control of Pollution) Act, 1981 & Water (Prevention and Control of Pollution) Act, 1974 from DPCC.

10. That, other conditions that need to be imposed to further ease the traffic congestion during peak days are also submitted consideration by this Hon'ble Tribunal:

i) Since it has been observed that due to the use of horse drawn carriages during Barat Processions the traffic crawls due to narrowing of the ROW, it would be appropriate to ban the use of such carriages particularly in the area under consideration and in other industrial areas as well where Banquet halls have come up.

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- ii) The use of DG sets kept on trucks/trolleys during the Barat Processions also causes air and noise pollution apart from creating traffic congestion; hence, the use of DG sets during such processions needs to be prohibited in industrial areas.

11. Monitoring Mechanism-

(A) For the Banquet halls under operation

- i) The concerned Consent Management Cell of DPCC will carry out random inspection during the peak season (from 1st October to 31st March) of the banquet halls having consent to operate to report on violations (if any) of the conditions imposed while giving Consent to Operate. A weekly report to be sent to MS, DPCC regarding violations and action taken thereof. The Consent Management Cell will furnish monthly report during off peak season from 01.04.2019 upto 30.09.2019.
- ii) The banquet hall owner will obtain clearance from traffic police as required under the Regulations. The traffic police shall keep regular vigil over the traffic movement during peak days and take appropriate action under the Delhi Police Act for violations. DPCC to be informed if heavy traffic congestion is noticed on a particular date due to the activities of a particular banquet hall(s) so that necessary action can be taken including levy of Environment Compensation.
- iii) The area SDM and SHO of concerned police station will be required to furnish periodic reports of noise monitoring and action taken thereon to the Divisional Commissioner and to the MS, DPCC.

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iv) If any complaint related to noise is received by Police Station through the dedicated helpline or through the portal, the concerned SHO shall get it inspected within one hour and intimate the DPCC.

(B) For Banquet Halls to come up in future:

- i) The Consent Management Cell of DPCC will give a monthly monitoring report to MS/Chairman, DPCC regarding start of construction of banquet hall in its areas. The construction can be started only after grant of Consent to Establish. In case of any violation is detected, immediate action as per law will be taken.
- ii) The concerned Executive Engineer of building department of each urban local body will give a monthly report to the reporting authority/Commissioner of the Corporation regarding start of construction of banquet hall only after 'Sanction of Building Plan' and grant of 'Consent to Establish'.
- iii) Before grant of Consent to Establish by DPCC, the banquet hall owner will be required to produce the certificate from the MCD regarding availability of adequate parking facility either in-house or in a common parking facility with details of equivalent car spaces (ECS).

12. That the above Action Taken Report may please be taken on record.

Arun Mishra
(Arun Mishra)
Member Secretary, DPCC

Status of EDC imposed on violation for groundwater extraction and illegal parking

S.no	Name of Banquet Hall	Address of Banquet Hall	EDC imposed for illegal parking	EDC imposed for ground water extraction	Amount Paid (3+4)	Balance to be paid against EDC at column 3 & 4
			3	4	5	6
1	The Ritz	Plot No-27-a, And 27-b, Gf,ff And Sf, Industrial Area Najafgarh Road ShivajiMarg, New Delhi - 110015	100000	70992	170992	0
2	Tiffany Banquet	Plot NO.14, Najafgarh road Industrial area, New Delhi-110015	100000	50000	150000	0
3	Coral Bellss	26/1, ShivajiMarg, main Najafgarh road, New Delhi-110015	100000	50000	150000	0
4	The Imperial Banquet	36, Rama Road, New Delhi - 110015	100000	55440	155440	0
5	Radha Palace	36 Rama road Najafgarh road Industrial area, Delhi - 110015	100000	237415	337415	0
6	Majestic Crown	24, ShivajiMarg, New Delhi - 110015	100000	193950	293950	0
7	Valentine Banquplex	4-A, Najafgarh road Industrial area, Delhi - 110015	100000	467670	567670	0
8	The Grand Horizon	11-a,shivaji MargNajafgarh Road Industrial Area, New Delhi - 110015	100000	50000	150000	0
9	The Falcon	Plot No-17, chhatrapati ShivajiMargNajafgarh Road Industrial Area, New Delhi - 110015	100000	50000	150000	0
10	Platinum	71/4, ShivajiMarg, Najafgarh road, (Opp. Haldiram)	100000	50000	150000	0
11	Andaaz	Plot NO.63, Rama road, Najafgarh road Industrial area, New Delhi-110015	100000	50000	150000	0
12	Lavanya Orchid	15, ShivajiMarg, Najafgarh Road Industrial Area, Delhi - 110015	100000	158151	258151	0
13	The Grand Dream	Plot No 16, shivajiMargNajafgarh Road Industrial Area, Delhi - 110015	100000	458541	558541	0
14	La Steela	20, ShivajiMarg, Najafgarh Road Industrial Area, New Delhi - 110015	100000	518738	618738	0

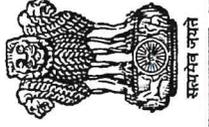
15	Sawan Banquets	54-A/1, Rama Road, Najafgarh Road Industrial Area, New Delhi - 110015	100000	873636	973636	0
16	Kainoosh	16 ShivajiMarg, Najafgarh road Indl area, New Delhi - 110015	100000	547628	647628	0
17	Golden Royale Hospitality Pvt. Ltd.	Plot No. 27-C/3, Najafgarh Road Industrial Area, New Delhi-110015, New Delhi - 110015	100000	832590	832590	0
18	Grand Imperia	33/33A, Rama Road Najafgarh Road Indl Area, Delhi - 110015	100000	487611	587611	0
19	Chandelier	33 and 33 A, ShivajiMarg, Najafgarh Road Industrial Area, Delhi	100000	50000	150000	0
20	CP 65 Banquet	69/6A, Najafgarh Road Industrial Area, Moti Nagar, New Delhi - 110015	100000	684000	784000	0
21	M/s La Amour	54 B/1 Najafgarh Road, Rama Road Industrial Area, New Delhi- 110015	100000	50000	150000	0
22	The Pearl Banquets	Plot No 21, ShivajiMarg, Najafgarh Road Industrial Area, New Delhi - 110015	100000	138720	238720	0
23	Dream Hospitality	23, Najafgarh road, industrial AREA, New Delhi-110015	100000	50000	150000	0
			2300000	6175082	8475082	

Status of EDC imposed for violation on account of Consent to Operate

Sr no	Name of Banquet Hall	Address of Banquet Hall	N=No of days assessed to have caused damage	EDC already Imposed on 16.09.2019	EDC (Revised)	EDC Realized	EDC to be recovered
1	The Ritz	Plot No-27-a, And 27-b, Gf,ff And Sf, Industrial Area Najafgarh Road ShivajiMarg, New Delhi - 110015	427	2560000	5337500	500000	4837500
2	Tiffany Banquet	Plot NO.14, Najafgarh road Industrial area, New Delhi-110015	172	1032000	2150000	0	2150000
3	Coral Bellss	26/1, ShivajiMarg, main Najafgarh road, New Delhi-110015	135	540000	1687500	0	1687500
4	The Imperial Banquet	36, Rama Road, New Delhi - 110015	231	1388000	2887500	200000	2687500
5	Radha Palace	36 Rama road Najafgarh road Industrial area, Delhi - 110015	45	90000	562500	0	562500
6	Majestic Crown	24, ShivajiMarg, New Delhi - 110015	256	1538000	3200000	200000	3000000
7	Valentine Banquplex	4-A, Najafgarh road Industrial area , Delhi - 110015	28	56000	350000	56000	294000
8	The Grand Horizon	11-a,shivaji MargNajafgarh Road Industrial Area, New Delhi - 110015	126	502000	1575000	125500	1449500
9	The Falcon	Plot No-17,Chhatrapati ShivajiMargNajafgarh Road Industrial Area, New Delhi - 110015	175	700000	2187500	700000	1487500
10	Platinum	71/4, ShivajiMarg, Najafgarh road, (Opp. Haldiram)	352	2110000	4400000	200000	4200000
11	Andaaz	Plot NO.63, Rama road, Najafgarh road Industrial area, New Delhi-110015	28	56000	350000	56000	294000
12	Lavanya Orchid	15, ShivajiMarg, Najafgarh Road Industrial Area, Delhi - 110015	55	-----	687500	0	687500

13	The Grand Dream Area, Delhi - 110015	147	-----	1837500	0	1837500
14	La Steela 20, ShivajiMarg, Najafgarh Road Industrial Area, New Delhi - 110015	178	-----	2225000	0	2225000
15	Sawan Banquets 54-A/1, Rama Road, Najafgarh Road Industrial Area, New Delhi - 110015	136	-----	1700000	0	1700000
16	Kainoosh 16 ShivajiMarg, Najafgarh road Indl area, New Delhi - 110015	340	-----	4250000	0	4250000
17	Golden Royale Hospitality Pvt. Ltd. Plot No. 27-C/2/3, Najafgarh Road Industrial Area, New Delhi-110015, New Delhi - 110015	105	-----	1312500	0	1312500
18	Grand 33/33A, Rama Road Najafgarh Road Indl Area, Delhi - 110015	178	-----	2225000	0	2225000
19	Chandelier (A) 33 and 33 A, ShivajiMarg, Najafgarh Road Industrial Area, Delhi	118	-----	1475000	0	1475000
20	Cp 65 Banquet 69/6A, Najafgarh Road Industrial Area, Moti Nagar, New Delhi - 110015	403	-----	5037500	0	5037500
21	The Pearl Banquets 23, NAJAFGARH ROAD, INDUSTRIAL AREA, NEW DELHI-110015	130	-----	1625000		1625000
				9643200		
				47062500		
				2037500		
				45025000		

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भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 1898]

नई दिल्ली, शुक्रवार, सितम्बर 21, 2012/भाद्र 30, 1934

No. 1898]

NEW DELHI, FRIDAY, SEPTEMBER 21, 2012/BHADRA 30, 1934

दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 21 सितम्बर, 2012

विषय :—बैंकवेट हॉल की अनुमति विनियम, 2010

का.आ. 2272(अ).—दिल्ली विकास अधिनियम 1957 की धारा 57 की उप धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली विकास प्राधिकरण केन्द्र सरकार की पूर्ण अनुमति से एतद्वारा "बैंकवेट हॉल की अनुमति विनियम, 2010" बनाता है।

1. संक्षिप्त शीर्षक एवं प्रारंभ
- i) इन विनियमों को "बैंकवेट हॉल की अनुमति विनियम, 2010" कहा जाएगा।
- ii) ये विनियम, राष्ट्रीय राजधानी क्षेत्र दिल्ली में स्थित बैंकवेट हॉल पर लागू होंगे और अधिसूचना की तिथि से लागू होंगे।
- iii) इन विनियमों में प्रयुक्त सभी शब्द एवं अभिव्यक्तियाँ, जिनको परिभाषित नहीं किया गया है, उनका अभिप्राय वही होगा जो दिल्ली विकास अधिनियम-1957 अथवा उक्त अधिनियम के अंतर्गत तैयार एवं अनुमोदित मुख्य योजना या दिल्ली नगर निगम अधिनियम-1957 जैसा भी मामला हो, में है।
- iv) इन विनियमों की व्याख्या के संबंध में यदि कोई प्रश्न उठता है, तो उसे केंद्र सरकार को भेजा जाएगा जिस पर केन्द्र सरकार का निर्णय अंतिम होगा।

Annexure-3

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2. परिभाषाएँ

इन विनियमों में, जब तक विषय अथवा संदर्भ में कुछ प्रतिकूल न हो:

- (i) 'अधिनियम' से अभिप्राय समय-समय पर संशोधित दिल्ली विकास अधिनियम, 1957 से है।
- (ii) 'प्राधिकरण' से अभिप्राय अधिनियम की धारा-3 के अंतर्गत गठित दिल्ली विकास प्राधिकरण से है।
- (iii) 'अध्यक्ष' से अभिप्राय प्राधिकरण के अध्यक्ष से है।
- (iv) 'प्रभारों' से अभिप्राय बैंकवेट हॉल हेतु भूमि एवं भवन के उपयोग की अनुमति के लिए देय प्रभारों से है।
- (v) 'मुख्य योजना' से अभिप्राय अधिनियम के अंतर्गत तैयार एवं अनुमोदित दिल्ली मुख्य योजना से है, जो इस समय लागू है।
- (vi) 'स्वामी' से अभिप्राय परिसरों के स्वामी/आबंटिती से है।
- (vii) 'उपाध्यक्ष' से अभिप्राय प्राधिकरण के उपाध्यक्ष से है।
- (viii) 'बैंकवेट हॉल' से अभिप्राय ऐसे परिसर से है, जहाँ छोटे स्तर पर सभा, सामुदायिक उत्सव, विवाह इत्यादि का आयोजन किया जाता है।

अन्य परिभाषाएँ संबद्ध अधिनियमों, दिल्ली मुख्य योजना, एकीकृत भवन उप विधियों आदि के अनुसार होंगी।

3. बैंकवेट हॉल के संचालन हेतु शर्तें

- i) दिल्ली मुख्य योजना 2021 के पैरा 5.1 के अनुसार बैंकवेट हॉल की अनुमति औद्योगिक एवं व्यावसायिक क्षेत्रों में दी जाएगी, जिनमें मिश्रित उपयोग विनियम एवं 1962 से पूर्व दिल्ली मुख्य योजना-1962 के व्यावसायिक क्षेत्रों के अंतर्गत अधिसूचित व्यावसायिक स्ट्रीट शामिल हैं। ग्राउंड कवरेज, तल क्षेत्रफल, अनुपात (एफ. ए. आर), ऊँचाई और तहखाने (बेसमेंट) से संबंधित विकास नियंत्रण मानदंड मुख्य योजना-2021 और उस परिसर के विशिष्ट भूमि उपयोग मानदंडों के अनुसार होंगे।
- ii) इसके अतिरिक्त, बैंकवेट हॉल के लिए निम्नलिखित शर्तों का पालन किया जाएगा :-
 - क) प्लॉट का न्यूनतम आकार-300 वर्ग मीटर। आगंतुकों की अधिकतम संख्या स्थान की अवस्थिति अर्थात् सड़क की चौड़ाई, पार्किंग आदि के आधार पर लाइसेंसदाता प्राधिकारी द्वारा निर्धारित की जाएगी।
 - ख) बैंकवेट हॉल के रूप में उपयोग किए जाने वाले औद्योगिक प्लॉटों के लिए सड़क की न्यूनतम चौड़ाई 12 मीटर मार्गाधिकार होगी।
 - ग) अधिसूचित व्यावसायिक स्ट्रीट में बैंकवेट हॉल की अनुमति दिल्ली मुख्य योजना-2021 के पैरा 15.12 मिश्रित उपयोग विनियम के अनुसार अन्य शर्तों सहित एफ एवं जी श्रेणी की कालोनियों में न्यूनतम 9 मीटर मार्गाधिकार वाली स्ट्रीट पर और अन्य श्रेणी की कालोनियों के लिए न्यूनतम 13.5 मीटर वाली स्ट्रीट पर दी जाएगी (दि.मु.यो.-2012 के पैरा 15.12 का अवलोकन करें।)

- घ) निर्धारित व्यावसायिक केन्द्रों में स्थित व्यावसायिक प्लॉटों के मामले में बैंकवेट हॉल की अनुमति तभी दी जाएगी यदि यह 18 मीटर मार्गाधिकार वाली सड़क से सीधे रूप से जुड़ा हुआ हो।
- ङ) स्ट्रीट अथवा सार्वजनिक भूमि पर बैंकवेट संबंधी कार्यकलापों अर्थात् शांभियाना, जेनरेटर आदि के कारण किसी प्रकार के अतिक्रमण की अनुमति नहीं दी जाएगी।
- च) बैंकवेट हॉल प्लॉटों में आगे के सैट बैक में चारदीवारी नहीं होगी, ताकि इसका प्रयोग पार्किंग उद्देश्य के लिए किया जा सके।
- छ) यह अनुमति दिल्ली मुख्य योजना-2021 में निर्धारित 'अन्य निबंधन एवं शर्तों' और संबद्ध संविधि/अधिनियम के अंतर्गत निर्धारित किन्हीं अन्य विशिष्ट निबंधन एवं शर्तों के अधीन होगी।
- ज) तहखाने (बेसमेंट) का निर्माण और उसका उपयोग दिल्ली मुख्य योजना-2021 भवन उप विधि के प्रावधानों के अनुरूप होगा। (दि.मु.यो.-2021 के पैरा 8(5) का अवलोकन करें और मिश्रित उपयोग के मामले में दि.मु.यो. के पैरा 15.12.3 का अवलोकन करें।)
- झ) स्वामी की यह ज़िम्मेदारी होगी कि वह सफाई संबंधी सुविधाओं की पर्याप्त व्यवस्था सुनिश्चित करेगा और बैंकवेट हॉल परिसर में जमा हुए कूड़ा-करकट के उचित निपटान की व्यवस्था करेगा, ताकि पड़ोसी को किसी प्रकार की कोई असुविधा या कष्ट न हो।
- ञ) स्वामी को भवन उप विधि और दिल्ली विकास प्राधिकरण नागरिक एजेंसियों तथा रा.रा.क्षे.दिल्ली सरकार के दिशा-निर्देशों, नियमों एवं विनियमों के अनुसार संबद्ध सुविधाओं की व्यवस्था और रख-रखाव को सुनिश्चित करना होगा।
- ट) बांछागत सुरक्षा, अग्नि सुरक्षा सुनिश्चित करने के लिए अपेक्षित सभी उपायों की ज़िम्मेदारी स्वामी की होगी।
- ठ) समारोह के दौरान पार्किंग की व्यवस्था के लिए डी.सी.पी. (लाइसेंसिंग) से लाइसेंस प्राप्त करने और यातायात पुलिस से अनापत्ति प्राप्त करने की ज़िम्मेदारी स्वामी की होगी।
- ड) यदि आवेदक बैंकवेट हॉल के लिए विद्यमान औद्योगिक भवन में परिवर्द्धन/परिवर्तन करता है अथवा भवन का पुनर्निर्माण करता है, तो भवन उप विधि के अनुसार अनुमोदित भवन नक्शों की आवश्यकता होगी। ऐसे मामलों में दि.मु.यो.-2021 के अनुसार बैंकवेट हॉल उपयोग परिसरों के लिए पार्किंग के मानदंड लागू होंगे। (दि.मु.यो.-2021 की तालिका 13.17(ख) का अवलोकन करें।)
- ब) व्यावसायिक स्ट्रीट पर नये बैंकवेट हॉल की अनुमति के मामले में आवेदक को संबंधित सिटीजन ग्रुप (पूरे क्षेत्र का प्रतिनिधित्व करने वाली रेजीडेंट्स वेलफेयर एसोसिएशन) की सहमति प्राप्त करनी होगी।
- ण) बैंकवेट हॉल के लिए अनुमति केवल तभी प्रदान की जाएगी, जब लागू भवन उप विधि के अनुसार पुरुष एवं महिला दोनों के लिए शौचालयों की पर्याप्त संख्या की व्यवस्था कर दी गई हो। विद्यमान भवनों में अनुमति हेतु आवेदन करने से पहले स्वामी इन शौचालयों का निर्माण सुनिश्चित करने के लिए परिवर्तन/परिवर्द्धन करने के लिए ज़िम्मेदार होगा।

4. सक्षम प्राधिकारी

उपाध्यक्ष अथवा इस संबंध में उपाध्यक्ष द्वारा यथा नामित कोई अन्य अधिकारी/समिति प्राधिकरण के अधिसूचित विकास क्षेत्रों में अनुमति प्रदान करने के लिए सक्षम होगा। अन्य स्थानीय निकायों के मामले में, सक्षम प्राधिकारी वह होगा जो संबंधित स्थानीय निकाय द्वारा अधिसूचित किया जाए।

5. आवेदन

अनुमति हेतु आवेदन प्राधिकरण द्वारा यथा निर्धारित रूप में, नामित किए गए सक्षम प्राधिकारी को प्रस्तुत करना होगा। इसके साथ यथा निर्धारित अवस्थिति नक्शा और ऐसे अन्य दस्तावेज भी संलग्न करने होंगे (दि.न.नि.द्वारा अलग से तैयार किया गया सारांश देखें)।

6 पंजीकरण और प्रभारों का भुगतान

- i) उन परिसरों के संबंध में, जहाँ पर दि.मु.यो.-2021 के खंड 5.1 के अंतर्गत किसी बैंकवेट हॉल की अनुमति औद्योगिक और व्यावसायिक क्षेत्र में संचालित करने के लिए दी जाती है, वहाँ पर मालिक/स्वामी द्वारा इस उद्देश्य हेतु यथा निर्धारित रूप में ऐसे उपयोग को संबंधित स्थानीय निकाय को घोषित करना आवश्यक होगा और वह केन्द्र सरकार के अनुमोदन से यथा अधिसूचित दरों पर पंजीकरण प्रभारों का एक मुश्त भुगतान करेगा।
- ii) अधिसूचित व्यावसायिक स्ट्रीट पर बैंकवेट हॉल का नियंत्रण अधिसूचना का.आ. 2034 (ई) दिनांक 12.08.2008 के तहत उप पैरा 15.12.3 की शर्त (iv) के अनुसार किया जाएगा (राजपत्र की अधिसूचना का.आ.2034 (ई) दिनांक 12.8.2008 के तहत उप-पैरा 15.12.3 की शर्त (iv) का अवलोकन करें)।
- iii) बैंकवेट हॉल के परिसर का उपयोग करने की अनुमति भारत सरकार द्वारा समय-समय पर अनुमोदित चालू दरों पर परिवर्तन प्रभार और पार्किंग प्रभारों सहित आवश्यक शुल्क का भुगतान करने की शर्त पर दी जाएगी (दि.मु.यो.-2021 की अधिसूचना से पूर्व विद्यमान भवन के मामले में)।

7. अनुमति को अस्वीकृत/वापस करने की शर्त

इन विनियमों के अंतर्गत प्रदान की गई अनुमति अथवा पंजीकरण, जिन शर्तों के अंतर्गत अनुमति प्रदान की गई थी/पंजीकरण प्रदान किया गया था, उनमें से किसी भी शर्त का उल्लंघन करने पर प्राधिकरण अथवा संबंधित स्थानीय निकाय द्वारा रद्द अथवा निलंबित की जा सकती है/किया जा सकता है।

8. दंडात्मक कार्रवाई (पैनल ऐक्शन)

- (i) उपर्युक्त प्रावधानों के उल्लंघन के मामले में संबंधित स्थानीय निकाय/डीडीए अधिनियम के संबंधित प्रावधान के अंतर्गत कार्रवाई की जाएगी, यदि आर.डब्ल्यू.ए. द्वारा किसी भी प्रावधान के उल्लंघन की सूचना दी जाती है अथवा वह स्थानीय निकाय/डीडीए के ध्यान में आता है और संबंधित स्थानीय निकाय/डीडीए द्वारा सत्यापन करने पर सही पाया जाता है, तो संबंधित स्थानीय निकाय/डीडीए द्वारा इस तरह की शिकायतें प्राप्त करने के 15 दिनों के अंदर इन परिसरों को सील कर दिया जाएगा। इन परिसरों को उपर्युक्त उल्लंघन में सुधार के बाव ही सील हटाने/इनमें कार्य करने की अनुमति दी जाएगी।
- (ii) संबंधित अधिनियम के अंतर्गत अन्य दंडात्मक कार्रवाई के अतिरिक्त, इस अधिसूचना की शर्तों के उल्लंघन में अथवा बिना पंजीकरण के मिश्रित उपयोग के अंतर्गत पायी जाने वाली संपत्तियों को मिश्रित उपयोग के कारण वार्षिक परिवर्तन प्रभार की 10 गुणा राशि जुमाने के रूप में स्थानीय निकाय को अदा करनी होगी।
- (9) अन्य शर्तें
- (i) इन विनियमों को दि.मु.यो. 2021 एवं भवन उप-नियमों के साथ पढ़ा जाए और विवाद के मामले में, दि.मु.यो.-2021 के प्रावधान मान्य होंगे।
- (ii) संबंधित स्थानीय निकाय अनुमोदित विनियम के अनुसार आवेदन पत्र का अपेक्षित प्रारूप, प्रस्तुत किए जाने वाले दस्तावेजों की सूची, शुल्क/प्रभार, आवेदन प्रक्रिया में पालन किए जाने वाले चरण एवं प्रक्रिया, अन्य विभागों इत्यादि की भूमिका के बारे में बताते हुए "रेडी रेकनर" के रूप में एक सरल उपयोगकर्ता-अनुकूल मानक प्रचालन प्रक्रिया प्रकाशित करेगा। स्थानीय निकाय लाइसेंस प्रदान करने की प्रक्रिया को अधिक से अधिक सरल बनाएगा।

[फा. सं. एफ.3(39)2008/एम पी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY**NOTIFICATION**

New Delhi, the 21st September, 2012

Subject : The (Permission of Banquet Halls) Regulations, 2010

S.O. 2272(E)— In exercise of the powers conferred by Sub-section (1) of Section 57 of the Delhi Development Act, 1957, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the (Permission of Banquet Halls) Regulations, 2010.

1. Short Title and Commencement

- (i) These Regulations shall be called The (Permission of Banquet Halls) Regulations, 2010.
- (ii) These Regulations shall be applicable to Banquet Halls in National Capital Territory of Delhi, and shall come into force with effect from the date of notification.
- (iii) All words and expressions used in these Regulations but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.
- (iv) If any question arises relating to the interpretation of these Regulations, it shall be referred to the Central Government whose decision thereon shall be final.

2. Definitions

In these Regulations, unless, anything repugnant in the subject or context :

- (i) 'Act' means the Delhi Development Act, 1957 as amended from time to time.
- (ii) 'Authority' means the Delhi Development Authority constituted under Section 3 of the Act.
- (iii) 'Chairman' means the Chairman of the Authority.
- (iv) 'Charges' means the charges payable for permitting the user of land and building for Banquet Hall.
- (v) 'Master Plan' means the Master Plan for Delhi for the time being in force as prepared and approved under the Act.

(vi) 'Owner' means the owner/allottee/ of the premises.

(vii) 'Vice-Chairman' means, the Vice-Chairman of the Authority.

(viii) 'Banquet Hall' means the premise to hold small public gatherings, community functions, marriages etc.

Other definitions shall be in accordance with the relevant Acts, Delhi Master Plan, Unified Building Bye-Laws, etc.

3. Conditions for Operation of Banquet Hall

- (i) Banquet Hall shall be permissible in industrial and commercial areas including notified commercial streets under Mixed Use Regulations and pre 1962/MPD 1962 commercial areas as per para 5.1 of MPD, 2011. Development control norms in respect of ground coverage, FAR, height and basement shall be as per Master Plan, 2021 norms corresponding to the specified land use for that premise.
- (ii) In addition a Banquet Hall shall comply with the following conditions :
 - (a) Minimum Plot Size-300 sq.m. The maximum number of guests be fixed by Licensing Authority depending on locational considerations e.g. road width, parking etc.
 - (b) For Industrial plots to be used as Banquet Hall, the minimum road width shall be 12m ROW.
 - (c) In notified Commercial streets the Banquet Hall shall be allowed on minimum 9 mtrs. ROW in F and G category Colonies and minimum 13.5 mts. for other category of colonies with other conditions as per para 15.12 of MPD-2021 Mixed Use Regulations. (Refer para 15.12 of MPD-2021)
 - (d) In case of commercial plots in designated commercial centers, the Banquet Hall shall be allowed if it shall be directly abutting 18 mtrs. ROW.
 - (e) No encroachment of any kind shall be allowed on the streets or public land due to banqueting activities i.e. Shamiana, Generator etc.

- (f) In Banquet Hall plots, front setback shall not have boundary to facilitate it to be used for parking purpose.
- (g) The permission shall be subject to 'Other Terms & Conditions' prescribed in the MPD-2021 and any other specific Terms & Conditions as may be prescribed under relevant Statutes/Act.
- (h) The construction of basement and its use shall conform to the provisions of the MPD-2021/Building Bye-Laws. [Refer para 8(5) of MPD-2021 and in case of mixed use refer para 15.12.3 of MPD-2021]
- (i) It shall be the responsibility of the Owner to ensure adequate provision for sanitation facilities and for hygienic disposal of the waste generated in the Banquet Hall complex, so that no inconvenience or hardship is caused to the neighbourhood on any account.
- (j) The Owner shall ensure provision and maintenance of allied facilities, as per the Building Bye-Laws and the Guidelines, Rules and Regulations of the DDA, Civic Agencies and the GNCTD.
- (k) All the measures required for ensuring structural, fire safety shall be the responsibility of the Owner.
- (l) License from DCP (Licensing), provision of parking during the events and clearance from Traffic Police, shall be the responsibility of the Owner.
- (m) In the applicant makes addition/alteration to the existing industrial building or reconstructs the building for banquet hall the approved building plans as per Building Bye-Laws shall be necessary. In such cases, the norms of parking for Banquet Hall use premises as per MPD-2021 shall be applicable. [Refer table 13.17 (b) of MPD-2021]
- (n) In case of permission for new banquet hall on commercial streets, the consent of the concerned Citizen Group (RWA representing the whole Area) to be obtained by the applicant.
- (o) The permission for Banquet hall shall be granted only after appropriate no. of toilets, both male and female have been provided as per the applicable Building Bye-Laws. In the existing buildings, the owner shall be responsible for making alterations/additions to ensure construction of these toilets before he applies for permission.

4. COMPETENT AUTHORITY

The Vice Chairman or any other officer/Committee as nominated by the Vice Chairman in this regard shall be the Competent Authority for grant of permission in notified development areas of the Authority. In case of other local bodies, Competent Authority, would be as notified by the concerned local body.

5. APPLICATION

Application for the permission shall be submitted to the designated Competent Authority in such form as may be prescribed by the Authority, along with the location plan and such other documents as may be prescribed. [Refer *compendium separately prepared by MCD*]

6. REGISTRATION AND PAYMENT OF CHARGES

- (i) In respect of premises where a Banquet Hall is permitted to be operated under Clause 5.1 of MPD-2021 in Industrial and Commercial Area, the owner shall be required to declare such use by submitting such form as may be prescribed for this purpose with the local body concerned and shall pay one time registration charges at the rates to be notified with the approval of the Central Government.
- (ii) The Banquet Hall on notified commercial street shall be governed as per condition (iv) to sub-para 15.12.3 vide notification S.O. 2034(E) dated 12-8-2008. [Refer condition (iv) to sub-para 15.12.3 vide Gazette notification S.O. 2034(E) dated 12-8-2008]
- (iii) Permission for using the premises for Banquet Hall shall be subject to the payment of necessary fee along with the conversion charges and deficient parking charges (in case of existing building prior to notification of MPD-2021) on the prevailing rates as approved by the Government from time to time.

7. CONDITION FOR DENIAL/WITHDRAWAL OF PERMISSION

Permission of registration granted under these Regulations can be cancelled or suspended by the Authority or the concerned local body in case of violation of any of the conditions under which such permissions/registration was granted.

8. PENAL ACTION

- (i) In case of violation of the above said provisions, action shall be taken under the relevant provisions of the Act of concerned local body/DDA. If the violation of any of the provisions is reported by RWA or noticed by the local body/DDA and found correct on verification by the concerned local body/DDA, then the premises shall be sealed by the concerned local body/DDA within 15 days of the receipt of such complaints. The

premises may be desealed/permitted to function only after the said violation(s) is(are) rectified.

- (ii) In addition to other penal actions available under the relevant Act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use.

9. OTHER CONDITIONS

- (i) These Regulations are to be read in concurrence with the MPD-2021 and Building Bye-Laws and in case of conflict the provisions of MPD-2021 shall prevail.
- (ii) The concerned Local Body shall publish a simplified user friendly Standard Operating Procedure in the form of a "Ready-reckoner" explaining the requisite format of application, list of documents to be submitted, fee/charges, steps and procedure to be followed in processing the application, role of other departments etc. as per the approved Regulation. The local body to consider simplifying the procedure in grant of license to the extent possible.

[No. F. 3(39)2008/MP]

D. SARKAR, Commr.-cum-Secy.

MPD-2021 modified upto 31/03/2017

13.8 SOCIO-CULTURAL FACILITIES**Table 13.16: Planning Norms and Standards for Socio-Cultural Facilities**

Sl. No.	Category	Population / unit (approx.)	Plot Area
1	a) Banquet Hall b) Multipurpose Community Hall which may include provision for marriages, small public gathering, function, eating joint, and library etc.	10000 1.0 lakh	800-2000 sqm 2000 sqm
2	a) Community Recreational Club b) Recreational Club	1.0 lakh 5.0 lakh	2000 sqm 5000 sqm
3	Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc.	1.0 lakh	1000 sqm
4	Exhibition –cum-Fair Ground	2 sites in new urban extension	Upto 40 ha. Each
5	Science Centre	10.0 lakh	As per requirement
6	International Convention Centre	City Level	As per requirement
1 [7 17]	Socio-Cultural Centre	Sub-City Level	As per Requirement]

Table 13.17: Development Controls for Socio-Cultural Facilities

Sl. No.	Category	Maximum		Other Controls
		Ground Coverage	Height	
1	a) Multipurpose Community Hall b) Banquet Hall	30%	26 m	1. Parking standard @ 3.0 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter.
2	a) Community Recreational Club b) Recreational Club	30%	26 m	Parking standard @ 2 ECS / 100 sq m of floor area
3	Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc.	² [30%]	26 m	1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors.

¹ Added vide S.O. 2790(E) dated 24-08-2016²⁻² Modified vide S.O. 2895(E) dated 23-09-2013

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4	Exhibition –cum-Fair Ground	20%	20	--	Subject to statutory clearances
5	Science Centre	30%	120	26 m	Parking standard @ 2 ECS
6	International Convention centre	¹ [40%]	120	NR, subject to approval of AAI, Fire Department and other statutory bodies	i. Parking standard @ 2 ECS/ 100sqm of floor area. ¹ [ii. Exhibition space, Convention and meeting space shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.]
² [7	Socio-Cultural Centre	40%	120	NR, subject to approval of AAI, Fire Department and other statutory bodies.	1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.]

Notes:

- i) The Recreational Clubs located in LBZ Area, Civil Lines Bungalow Area, Recreational Use Zones and existing on Heritage Structures will be dealt on case to case basis and Technical Committee of DDA will approve the Development Controls norms based on the existing status.]
- ii) In the open area apart from outdoor games / sport facilities, swimming pool would be permissible upto a area of 300 sqm. free from ground coverage.
- iii) In case of Banquet Hall,
 - a) Basements within the ground envelope shall be allowed for parking. Stilt floor for parking is permissible.
 - b) 30% of basement area for services / storage shall not be counted in FAR.
- ³[v) In case of International Convention Centre, maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.]

13.9 OTHER COMMUNITY FACILITIES

The Planning Norms, Standards and Development Controls for other facilities such as old age homes, religious facilities, etc. are as given in Table 13.18.

¹ Added vide S.O. 1901(E) dated 26-05-2016

² Added vide S.O. 2790(E) dated 24-08-2016

³ Added vide S.O. 2890(E) dated 23-09-2013

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5.	LPG godown including booking office	A premise for the booking, storing and supply of LPG to local population.	Booking office, store/ godown, watch & ward residence (upto 20 sqm.).
6.	SKO/LDO outlets	A premise with facility of retail storage of SKO/LDO for supply to local population.	Booking office, store/ godown, watch & ward residence (upto 20 sqm.).
7.	Gas godown	A premise having the facility of wholesale storage of LPG, godown, etc.	Gas godown, watch & ward residence (upto 20 sqm.) Care taker office.

Table 13.27: Socio-Cultural and Community Facilities

Sl. No.	Use Premises	Definitions	Activities Permitted
1.	Multipurpose Community Hall, Barat ghar	A premise having an enclosed space for various social and cultural activities.	Community Hall, Watch & Ward Residence (upto 20 sqm.) Soft Drink and Snack Stall and library etc.
2.	Music Dance and Drama Training Centre	A premise having facilities for imparting training and coaching for music, dance and dramatics.	Music, dance and drama training centre, watch and ward residence (up to 20 sq m.), canteen, auditorium.
3.	Yoga Meditation, Spiritual and Religious Discourse Centre	A premise having facilities for self attainment, achieving higher quality of mind and body, spiritual and religious discourse etc.	Yoga centre, meditation, spiritual and religious discourse centre, watch and ward residence (up to 20 sq mt), hostel, soft drink and snack stall.
4.	Recreational Club	A premise having the facility for recreation with indoor sports, swimming pool, outdoor sports, socializing and gathering space for small functions with restaurant.	Recreational club, watch & ward residence (upto 20 sqm.) Residential flat (for maintenance staff), swimming pool, indoor and outdoor games facilities club.
5.	Banquet Hall	A premise to hold small public gatherings, community functions, marriages, etc.	Hall for public gatherings, marriages, cooking facilities and other logistics.
6.	Open air theater	A premise having facilities for audience seating and a stage for performance and open to sky.	Open Air theatre, Watch & Ward Residence (upto 20 sqm.) canteen.
7.	Auditorium	A premise having an enclosed space to seat audience and stage for various performances like concerts, play, recitals, functions etc.	Auditorium, Watch & Ward Residence (upto 20 sqm.) canteen.
8.	Museum	A premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc.	Museum, Watch & Ward Residence (upto 20 sqm.) canteen.