

15.0 MIXED USE

15.1 PROVISIONS OF MIXED USE

Mixed use essentially means provision of non-residential activity in residential areas. In the situation, where in a number of residential areas, commercial activity has already intruded formulation of a balanced policy of mixed use considering its environmental impact and the socio-economic need of the society is of utmost public importance.

On a single premise or in an area, mixed residential and non-residential activity has its positive and negative environmental and socio-economic impacts. It suits the present socio-economic needs of a large section of the society and reduces the transportation needs and traffic movement considerably. However, unless properly regulated and in certain conditions it could have quite an adverse effect in terms of congestion, pollution and general inconvenience to the people of the area.

In view of the above the following approach is suggested: -

- 1) Non-residential activity on residential premises should be permitted selectively and carefully taking into consideration community needs, environmental impact and provision for safe and easy traffic circulation and adequate parking.
- 2) In case of new developments, planned mixed residential and non-residential activity should be introduced right at the time of the preparation of the layout plans along with the planning of Commercial Centres for which appropriate provision of parking, circulation and services be kept in view. Norms for parking and commercial use on different floors be specified.

- 3) Notified provisions made in the earlier plan may be continued within the overall framework of the approved plan.

Mixed use may be permitted on residential plot facing streets/road of minimum 18.0 mts. ROW in regular residential plotted development with the prescribed development norms, such streets should be notified and given wide publicity.

Bungalow Areas of Lutyens' Delhi and Civil Lines, government housing, institutional / staff housing and areas of heritage and national importance shall not be covered under the Mixed use Policy.

15.2 NON-PERMISSIBLE USES

Any trade or activity involving any kind of obnoxious, hazardous, inflammable, non-compatible and polluted substance or process shall not be permitted.

15.3 PERMISSIBLE USES

Mixed use could involve household industries (as per specific conditions provided in the section pertaining to industries), Retails Shops, Professional Activity and specific other uses as indicated here after:

15.4 RETAIL SHOPS

The following activities will not be allowed under mixed use:

1. Retail Shops:
Building materials (timber, timber products, marble, iron and steel and sand)
Fire wood, coal and any fire hazardous and other bulky materials.
2. Repair Shops:
 - Automobiles repair and workshops
 - Cycle rickshaw repairs
 - Tyre resorting and retreating
 - Battery charging
3. Storage, Godown and Warehousing
4. Junk shop

5. Liquor Shop
6. Printing, Dying and Varnishing
7. Any other activity, which may be notified from time to time.

For other Retail shops, Mixed use in notified streets will be subject to the following conditions: -

- i) Mixed use shops only on ground floor upto the maximum of ground floor coverage.
- ii) There should be unconditional surrender of front setback, which should not have boundary and shall be only used for parking.
- iii) Parking @ 2.0 ECS per 100 sq.m. shall be provided within the premises.
- iv) Cost of development of parking / common parking @ 2.0 ECS per 100 sq.m. in commercial areas shall be payable by the beneficiary.
- v) For Master Plan Roads, the premises/ activity areas should be approached from service lane and direct approach from the main road should be discouraged.
- vi) Permission of mixed use would be taken from the concerned local Authority and will be subject to payment of conversion charges
- vii) The planned character is to be maintained. No encroachments shall be permitted on the streets.

15.5 PROFESSIONAL ACTIVITY

Professional activity would include non hazardous and non nuisance kind of activity based on professional skills where the main premises of the concerned professional like a doctor, lawyer, architect etc. would be separate and only out of office hours services could be rendered from the residential premises. In such cases, on part of the premises on any floor subject to a maximum of 25% of the FAR or 100 sq.m, whichever is less for services based on professional activities shall be permissible.

15.6 OTHER ACTIVITIES

The following specific activities may be permitted in residential premises on plots of a minimum of size of 209 sqm. facing a minimum road width of 18 mts. ROW (9mts. in 'Special Area' and 13.5 mts. in Rehabilitation Colony).

- a) Pre-primary schools (Nursery / Montessori Schools, Crèche etc)
- b) Nursing homes
- c) Guest houses
- d) Bank

Further, the permission of residential land and building for the above activities shall be governed by the provisions of Notified Regulations in this regard except for Pre-Primary school which should be restricted only on ground floor equivalent to the permissible ground coverage.

Banquet Hall

As per the survey conducted by MCD in May 2002 in respect of Banquet Halls it is observed that about 64% of existing Banquet halls are situated in residential use zones, 18 % in industrial use and 18 % in commercial use zones. Banquet Halls, which do not cause hindrance to the general public and provide for parking can be permitted on mixed use streets, where commercial activity is permissible, subject to the following conditions.

Banquet hall shall be permitted in Residential and Commercial use Zones with minimum plot size of 333 sq.m, facing minimum 18 mts. ROW roads in residential plotted colonies (13.5 mts. in Rehabilitation Colonies and 9 mts. in Special Area). The ground coverage, FAR, height and basement etc. shall be applicable as per the Master Plan norms for specific landuse in which the premise is situated, subject to the conditions in respect of parking and sanitation facilities, hygienic disposal of waste and appropriate

levies /charges laid down by the Authority from time to time.

15.7 INTENDED MIXED USE

- i) The quantum of Mixed use Area and its allocation/ distribution for various categories of Residential areas in New Area shall be specified in the layout Plans.
- ii) The layout plans would clearly earmark areas/ plots for Mixed use, preferably located opposite/ adjoining designated commercial areas.
- iii) The Plan may provide for mixed use on residential plots at appropriate locations grouped together facing 18 mts. ROW roads and above as per requirements. The quantum of area to be worked out and common Parking areas to be marked in the plan.

15.8 CONVERSION CHARGES

Because of conversion of use/activity the conversion fee shall be charged from the beneficiary as decided by the Authority from time to time.