

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 22nd June, 2007

Delhi Development Authority (Fixation of Charges for Mixed Use and Commercial Use of Premises) Regulations, 2006.

S.O. 1015(E).—In exercise of the powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government hereby makes the following modification to Notification No. S.O. 1993 (E) dated 20th November, 2006 published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (ii):—

(1) Para 3 shall be substituted by the following:—

“3. APPLICATION.—These Regulations shall apply to residential premises being used for non-residential activity in accordance with the Mixed Use regulations contained in the Master Plan of Delhi, with the perspective for the year 2021.”

(2) Para 5 shall be substituted by the following:—

“5. ANNUAL MIXED USE CHARGES

5.1 The premises under mixed use shall be subject to levy of Annual Mixed Use charges for the period upto which the premises remain/likely to remain under mixed use. The Annual Mixed Use Charges for the Financial year 2006-07 for different categories of colonies shall be as under:

(a) For MCD areas:—

(Rates in Rs. Per Sqm. built up area)

S.No.	Type of mixed use	A & B Category of colony	C & D Category of colony	E, F & G Category of colony
1.	Retail Shops	767	511	192
2.	Other Activities	383	256	96
3.	Professional Activities	192	128	48

(a) For NDMC areas:—

(Rates in Rs. Per Sqm. built up area)

S.No.	Type of mixed use	
1.	Retail Shops	1534
2.	Other Activities	766
3.	Professional Activities	384

5.2 The payment of annual mixed-use charges shall be made by the owner/allottee/resident user of the premises to the local authority voluntarily before 30th June of every year in respect of the previous assessment year, or part thereof, in proportion to that part. For the 2006-2007, 1/4th of the annual mixed use charges shall be paid on or before 30-06-2007 and the balance 3/4th shall be paid on or before 30-09-2007. For the subsequent assessment years, the entire charges are to be paid on or before 30th June of that year.

5.3 These rates shall remain in force in respect of subsequent years also unless specifically revised and not notified with the approval of the Central Government.

5.4 The owner/allottee/resident/user of the premises shall have option to make one time payment of mixed use charges, which shall be as follows for the year 2006-07:—

(a) For MCD areas:—

(Rates in Rs. Per Sqm. built up area)

S.No.	Type of mixed use	A & B Category of colony	C & D Category of colony	E, F & G Category of colony
1.	Retail Shops	6136	4088	1536
2.	Other Activities	3064	2048	768
3.	Professional Activities	1536	1024	384

(a) For NDMC areas:—

S.No.	Type of mixed use	(Rates in Rs. Per Sqm. built up area)
1.	Retail Shops	12272
2.	Other Activities	6128
3.	Professional Activities	3072

5.5 The payment of one time mixed use charges for the year 2006-07 may be made in four equal quarterly instalments, the first instalment of which shall be paid on or before 30-06-2007.

5.6 The mixed use charges of villages and rehabilitation colonies in NDMC areas shall be equal to the charges for the various categories of MCD colonies.

(3) Para 6 shall be substituted by the following:—

“6. The Annual mixed use charges for mixed land streets/commercial streets/areas shall be the same.”

(4) Para 7 shall be substituted by the following:—

“7. ONE TIME CHARGES FOR DEVELOPMENT OF PARKING

7.1 The owner/allottee/resident/user of the plot/dwelling unit under the mixed land use shall also be liable to pay one time charges for development of parking and such rate for one ECS per 50 Sqm. of plot area shall be as under for the year 2006-07:—

(a) For MCD areas:—

A & B Category of colonies	Rs. 2,10,500
C & D Category of colonies	Rs. 1,49,750
E, F & D Category of colonies	Rs. 66,500

(b) For NDMC areas:—

Rs. 2,10,500 for one ECS per 50 Sqm. of plot area.

7.2 Out of the Total one time charges for development of parking 1/3rd shall be paid on or before 30-06-2007 and the remaining 2/3rd by 31-03-2008.

7.3 No development charges for parking shall be payable by small shop owners of area upto 20 Sqm. dealing with the items/activities as defined in para 15.6.3 of the Master Plan for Delhi 2021 in respect of any category of colonies.

7.4 Development charges shall also not be payable by owner/allottee/resident/user of the plot/dwelling units falling under notified pedestrian shopping streets.”

(5) Para 9 shall be substituted by the following:—

“9. Penalty

9.1 Delay in payment of development charges for parking or mixed use charges of the relevant financial year shall be compoundable on payment of interest at 8% p.a.

9.2 The property found under mixed use without declaration or registration or in violation of the relevant provisions of the Master Plan for Delhi 2021 and these regulations, shall be liable for penal action under the relevant Act by the local body concerned and also a penalty amounting to 10 times the annual conversion charges for mixed use shall be imposed.”

[File No. 20(4)05/MP/Pt.II]

V.M. BANSAL, Pr. Commissioner-cum-Secy.