

## REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES REGULATIONS, 2006

In exercise of powers conferred by section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority makes with the previous approval of the Central Government, Registration of Commercial Streets and Registration of Mixed use Premises and Payment of charges Regulations, 2006 which may be read as under:-

1. **Short title and commencement** (1) These Registration of Mixed Use Premises and Payment of Charges Regulations may be called the Declaration of Commercial Streets and Mixed use of Land regulations, 2006.
2. These Regulations shall come into force from the date of publication in the Gazette of India.
  - 2.1 These Regulations shall apply to all the street/localities including mixed use, areas included in the Zones A to H of Annexure-I of the modifications in the Modified Master Plan of Delhi-2001 Notified Vide Notification No. S.O.1456(E) dated 07-09-2006 published on September 7, 2006 in the Gazette of India (extraordinary) part-II.
3. **Definitions-** In these regulations, unless the context otherwise requires.
  - (a) "Assessment Year" means a year starting from the 1<sup>st</sup> day of April of each year and expiring on 31<sup>st</sup> day of March of the Next year.
  - (b) "Declaration" means a statement given by the owner/allottee resident/ultimate user of the premises subject to mixed use on the prescribed form.
  - (c) "Local Authority" means the concerned local authority such as Municipal corporation of Delhi, New Delhi Municipal Council, Delhi Cantonment Board and the Delhi Development Authority
  - (d) "Mixed Use" means the provision for non-residential activities in residential premises except those activities which are not permissible as per the Master plan of Delhi 2001.

**4. Declaration and Registration-** The owner/allottee/resident/ultimate user of the plot/dwelling unit, in case of plotted development and dwelling unit in the case of group housing, shall be required to declare actual nature of mixed use commencement of such use, area of mixed use, by filling up a prescribed form and shall register the property with the local authority on one time payment of the registration charges as per para 10.9(i) of Notification dated 7.9.2006 and indicated hereunder:

1. Retail shops Rs.1000/-
2. Other activities Rs.500/-
3. Professional activities Rs.250/-

**5. Annual/Mixed Use Charges:** As per Para 10.9(ii) of Notification dated 7.9.2006, the premises under mixed use shall be subject to levy of annual mixed use charges at the rates notified with the approval of the Central Government for the period in which the premises remained/to be remained under the mixed use. The annual mixed use charges for the financial year 2006-07 as approved by the Government of India shall be as under:

**(Rates In Rs. Per sq.mtr built up area)**

| S.No. | Type of Mixed Use       | A&B Category | C&D Category | E,F & G Category |
|-------|-------------------------|--------------|--------------|------------------|
| 1.    | Retail Shops            | 2300         | 1533         | 575              |
| 2.    | Other Activities        | 1150         | 767          | 288              |
| 3.    | Professional Activities | 575          | 383          | 144              |

The payment of annual mixed-use charges shall be made by the owner/allottee/resident/ultimate user of the premises to the local body voluntarily before 30<sup>th</sup> June of every year in respect of the previous assessment year. The delay in payment of Mixed Use charges upto the expiry of the next assessment shall be compoundable on payment of interest at the rates determined by the local authority from time to time with the previous approval of the Central Government.

- 6. Addition, alteration and Modification in the premises:** As per Para 10.9(iii) of Notification dated 7.9.2006, no addition, alteration and modification for using the residential premises for non-residential activities under the mixed land use would be permissible unless the concerned authority has sanctioned the revised building plan on payment of requisite fees.
- 7. Random check and Survey-** The local body shall be entitled to carry and conduct random checking and survey to verify whether premises under mixed land use has been registered with it and a proper declaration has been made and submitted to it by the owner/allottee/resident/ultimate user of the premises under mixed land use.
- 8. Special Conversion charges:** The owner/allottee/resident/ultimate user of the plot/dwelling unit on the notified Commercial streets/areas shall also liable to pay Special Conversion Charges in the manner provided in para 10.12.3(iv) of the notification-dated 7.9.2006. The special conversion charges for the year 2006-07 shall be as under:
  - a. The annual special conversion charges for permitting commercial use in residential premises on upper floors on notified commercial streets/areas would be twice the annual mixed land use charges applicable in the colony for mixed use streets as mentioned in Para 5 above.
  - b. Retail shops on ground floors, other activities and professional activities being carried in residential premises on notified commercial streets and commercial areas would be only liable to the payment of annual mixed-use charges for that extent of mixed use as applicable to the colonies as indicated in para 5 above.
- 9. Penalty-** As per Para 10.9(v) of Notification dated 7.9.2006, all premises found under mixed use without making declaration and registration and payment of annual charges and one time penalty shall be liable to pay to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use.

**10. One time cost for development of parking:** As provided in Para 10.4 and para 10.12.3 of the Notification dated 7.9.2006, the owner/allottee/resident/ultimate user of the plot/dwelling unit under mixed land use & notified commercial street/area shall also be liable to pay one time cost for development of parking at the rates approved by the Government of India from time to time and such rate for the year 2006-07 shall be as under:

|                             |                |
|-----------------------------|----------------|
| <b>A &amp; B Colonies:</b>  | Rs.2, 10,500/- |
| <b>C&amp;D Colonies</b>     | Rs.1, 49,750/- |
| <b>E,F &amp; G Colonies</b> | Rs. 66,500/-   |

Further to above, one time parking charges would not be required to be levied in streets notified as pedestrian shopping streets.

**11.** An option to deposit the entire dues for 10 years at one time instead of annual time will be available. A rebate of 20% in the annual mixed use charges and special conversion charges shall be allowed for deposits made for a period of 10 years at one go.