

PUBLIC AWARENESS NOTICE
BUILDING WORKS EXEMPT FROM PRIOR BUILDING PERMISSION
UNDER UBBL-2016

Clause 2.0.1(d) No notice and building permit is required for addition/alteration which do not otherwise violate any provisions regarding building requirement, structural stability fire safety requirements and involve no change to the cubic contents or to the built area of the building, as defined in building bye laws for the following.

¹(i) Plastering/ cladding and patch repairs, except for the Heritage Buildings where Heritage Conservation Committee's permission is required.

(ii) Re-roofing or renewal of roof including roof of intermediate floor at the same height.

(iii) Flooring and re-flooring.

(iv) Opening and closing windows, ventilators and doors opening within the owner's plot. No opening towards other's property/ public property will be permitted.

(v) Rehabilitation/ repair of fallen bricks, stones, pillars, beams etc.

(vi) Construction or reconstruction of sunshade not more than 75 cm in width within one's own land and not overhanging over a public street.

(vii) Construction or reconstruction of parapet and also construction or reconstruction of boundary walls as permissible under these bye-laws.

(viii) White washing, painting etc. including erection of false ceiling in any floor at the permissible clear height provided the false ceiling in no way can be put to use as a loft/ mezzanine, etc.

(ix) Reconstruction of portions of buildings damaged by storm, rains, fire, earthquake or any other natural calamity to the same extent as existed prior to the damage as per sanctioned plan, provided the use conforms to provisions of MPD.

(x) Erection or re-erection of internal partitions provided the same are within the purview of these bye-laws.

²(xi) For erection of lifts in existing buildings in residential plotted development (low-rise). Change/ installation/ rearranging/ relocating of fixture(s) or equipment/s without hindering other's property/ public property shall be permitted.”

(xii) Landscaping

(xiii) Public art

³(xiv) Public washroom, security room, bank ATM, up to a maximum area of 9.0 sqm only (permitted in setback area, provided it does not obstruct fire vehicles movement) in plot more than 3000 sqm (other than residential plotted), as per Chapter 12

(xv) Placing a porta cabin upto 4.5 sqm within the plot line subject to free fire tender movement.

Note: The liability for any structural flaws or defects in the buildings arising out of such additions/ alterations shall rest with the owner/ architect/ engineer/ structural engineer.

⁴[***Note: For Heritage Buildings, refer Annexure II.**]

1. Subs vide DDA Notification No. S.O. 668(E), dt. 12.2.2020,
2. Subs vide DDA Notification No. S.O. 668(E), dt. 12.2.2020,
3. Subs vide DDA Notification No. S.O. 668(E), dt. 12.2.2020,
4. Inserted vide DDA Notification No. S.O. 668(E), dt. 12.2.2020.

Clause 2.0.1 (e) Building permit not required for Public Utility structures: No notice and building permit is required from the sanctioning authority for erection/ installation of Public Utility structures not exceeding 25 sqms (including its ancillary buildings purely related to any public utility) executed/promoted by Government Agencies/ Organizations for enhancement of – Public Safety, Public Health and Hygiene, Environment and Climate/ Pollution Control, Energy Conservation, Transportation, Water Supply and Sewage Disposal lines/ infrastructures, Solid Waste Management infrastructures, Electricity Supply lines, Renewable Energy or for any other such associated activities. Public Utility structures may include:

1. Public toilets/washrooms
2. Traffic and Police Control Rooms
3. Air Purification Systems
4. Vertical gardens/ green walls
5. Dhalaos (including compactor)
6. Solar panels
7. Smog towers*

Note: *For Smog Towers no building permit is required from the sanctioning authority irrespective of the size of structure (including ancillary buildings). NOC from DUAC may be sought by the project proponent wherever applicable.]

Clause 2.0.1 (e) No notice and building permit is required from the sanctioning authority for erection/ installation of PSA Plant/ Liquid Medical Oxygen Plant and similar related infrastructure in Hospitals on ground, only in open/ setback area subject to Fire Safety clearance, PESO and other mandatory clearances, wherever applicable. Refilling of oxygen cylinders within the hospital premise shall not be permitted.

Conditions that must be observed

- The work must satisfy the precise conditions and limits of the relevant item of Clause 2.0.1(d) (e) and (f).
- The work must not violate applicable building requirements, structural-stability or fire-safety requirements, or increase cubic contents/built-up area where prohibited by the clause.
- No work may encroach upon public land, overhang a public street, open towards another person's/public property where prohibited, or obstruct fire-tender access.
- Heritage buildings are subject to applicable heritage provisions, including Clause 7.26 and Annexure II; obtain HCC permission wherever prescribed.
- Applicable LBZ guidelines, sanctioned plans, land-use controls, lease/title conditions and other statutory requirements continue to apply.
- The exemption is not permission for change of use, additional floor/area, violation of setbacks or regularisation of unauthorised construction.
- Responsibility for structural flaws or defects arising from the works remains as specified in UBBL-2016.

Important Clarification

- This notice is issued for public awareness and guidance. It explains the limited categories of work identified under the Unified Building Bye-Laws for Delhi, 2016 (UBBL-2016) and shall not be construed as authorizing any work beyond the specific scope, wording and conditions of the applicable provisions.
- Nothing contained herein shall be construed as regularizing any unauthorized construction or waiving any applicable heritage permission, Lutyens' Bungalow Zone (LBZ) guideline, sanctioned-plan condition, land-use restriction, lease or title condition, structural or fire-safety requirement, or any other statutory permission or clearance.
- Where a property is a Heritage Building, falls within the Lutyens' Bungalow Zone (LBZ), or where the proposed work may affect structural members, external openings, public property or fire access, the owner shall ensure compliance with all applicable laws, rules, guidelines and conditions and obtain all permissions or

clearances expressly required under the applicable provisions before commencing any work.

- The New Delhi Municipal Council (NDMC) shall continue to exercise its statutory powers under the New Delhi Municipal Council Act, 1994, UBBL-2016 and other applicable laws in respect of any work found to be unauthorized or in violation of the applicable provisions.
- In the event of any dispute or inconsistency, the official information and applicable provisions published or notified by the Delhi Development Authority (DDA) and other competent statutory authorities, as applicable, shall prevail in accordance with law. NDMC shall not be responsible for any claim, dispute or consequence arising from any misinterpretation or unauthorized reliance on this notice, subject to applicable law.

Issued with approval of Competent Authority, NDMC



(Chief Architect)

New Delhi Municipal Council

Order No...D-295/CA/HA/Misc. Date 22.10.2026

Notifications referred to

- S.O. 1191(E), dated 22.03.2016 — UBBL-2016.
- Government of India notification dated 07.02.2017 — adoption of UBBL-2016 for NDMC area.
- S.O. 1053(E), dated 05.04.2017 — modifications including revised Chapter 2 / Clause 2.0.1(d).
- S.O. 886(E), dated 24.02.2021 — insertion of Clause 2.0.1(e) for qualifying public utility structures.
- S.O. 2615(E), dated 29.06.2021 — insertion of Clause 2.0.1(f) for specified hospital oxygen infrastructure.

Official references:

<https://www.dda.gov.in/about-building-approval-department>

<https://www.dda.gov.in/modifications-unified-building-by-laws-ubbl-delhi-2016>

<https://dda.gov.in/amendments-ubbl-2016-gazette-notification-dated-29-june-2021>