

वित्त आ. (या.) यु. ई एण्ड पी.
डायरी सं. 2687
दिनांक 29/11/12

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Tel: 2216 9330 / 4309 2854

PATPARGANJ F.I.E ENTREPRENEURS ASSOCIATION(R)

OPPOSITE PLOT NO. 157 F. I. E. PATPARGANJ, DELHI-110092

Email ID : pfeappg@yahoo.com / pfeappg@gmail.com

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98100 27861 Dated: 29/11/12 98101 78858 12/11/12 98100 00561



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To,
The Commissioner-cum-Secretary
Delhi Development Authority
B Block, Vikas Sadan, New Delhi - 110023.

Diary No A- 3142
Date 29/11/12

Dated: 23/10/2012
Diary No. 1652
Date: 21/11/12
Respatch 5966
Date: 26-10-12

Subject: - Suggestions for MPD 2021 with regards to Industry.

Dear Sir,

Industries in Delhi are now being governed by new latest Industrial policy 2010-2021. The Industrial policy of Delhi emphasizes upon non polluting, hitech, knowledge base, service oriented, walk to work policy. The planners have to take cognizance of the Industrial policy so as to have realistic planning into with the ground realities, hence the following suggestions should be incorporated.

1. Chapter 7.0-INDUSTRY, The proposed amendments / Modifications in 7.2 : Norms for Land distribution in Industrial Areas in Use Premises it is proposed for Residential 20% and that to is with a rider of regulation for group housing norms. FOR THIS WE PROPOSE AS FOLLOWS :

IN EXISTING CONFORMING INDUSTRIAL AREAS THE AVAILABILITY OF VACANT LAND IS SCARCE HENCE EVEN IN INDUSTRIAL PLOTS MEASURING 1000SQ MTS AND ABOVE SAME GROUP HOUSING NORMS SHOULD BE ALLOWED AND ALSO IN EXISTING INDUSTRIAL BUILDING 40% OF THE ALLOWED F.A.R. SHOULD BE ALLOWED FOR USAGE AS DWELLING UNITS.

2. CHAPTER 3.0, PARA No. 3.3.1A INFLUENCE Zone along MRTS and major Transport Corridor Colmn 1 says that about 500m.wide belt on both sides of central line is considered as influence Zone.

PATPARGANJ INDUSTRIAL AREA TOTALLY FALLS IN THIS INFLUENCE ZONE AS B.R.T. CORRIDOR, METRO, ISBT, RAILWAY TERMINAL / STATION ARE ALL SHARING COMMON WALLS WITH IT. ALSO THIS AREA HAS ALREADY BEEN INCORPORATED FOR REDEVELOPMENT AND MAINTENANCE VIA P.P.P. ARRANGEMENT IN TO BE SUPPORTED BY PLOT HOLDERS UNDER DELHI INDUSTRIAL DEVELOPMENT OPERATION AND MAINTENANCE ACT BEING MONITORED BY DSIIDC AND BEING FACILITATED VIA A NEW COMPANY NAMEDLY DSIIDC MAINTENANCE SERVICES LTD. HENCE : ALLOW MIX LAND USE - IT WILL BE IN GROUND REALITY WITH LATEST INDL. POLICY ALSO: ENHANCE F.A.R. TO 5.00 - THE FUTURE INDUSTRIES ARE NOW CLEAN AND HITECH HENCE LESS LOAD ON EXISTING INFRASTRUCTURE AS WELL AS KNOWLEDGE WORKERS ARE SERVING GLOBALLY AND WALK TO WORK IS GETTING PRIORTISED HENCE ATLEAST 40% ALLOWED FAR WILL GO FOR RESIDENTIAL USE AND REST FOR INDUSTRY. INCREASE IN FAR WILL HELP IN ECNOMISING COST AND REMAINING COMPETITIVE TO ADJOINING STATES: ALLOW RESIDENTIAL USE IN ATLEAST 40% OF ALLOWED F.A.R. KINDLY CONSIDER. THANKING YOU.

Sanjay Gaur
Chief Patron
9810178858

CS 208 MP
25/11/12

UT-I
21/11/12

Sanjay Gaur
on leave till 29/11
Comm. (P.P.P.) - II
AC (MPPR)
30/11
ACCAD
29/11/12
AD (P.L.I.)

This P.V.C. is wrongly received in MPR unit.
The issues mentioned are related to Public Notice
issued on 1st Oct regarding the proposed amendments.

✓likhs
16/11/12
A.D(Pg)MPR

~~Dir (Pg) MPR & TC~~ J/wt
19/11

~~Ac (MPR)~~
Acl 20/11

~~Ac (P/S) UEP & MP~~ P/S
DIP (MP) 24/11/12

DD(MP)

Ⓟ
21/11/12

Delhi State Industrial & Infrastructure Development Corporation Ltd

Office Of The C.E.-IV

No. DSIIDC/CE-IV/2012-13/0/384

18th October, 2012

The Commissioner-Cum-Secretary
Delhi Development Authority
Vikas Minar
I.P. Estate
New Delhi-110002

Sub. : Amendment/modifications in MPD 2021 in respect of EWS/LIG/Slum Rehabilitation/Urban Poor/Low Income Housing.

Sir,

This is in reference to the Advertisement which appeared in recent National Newspapers wherein objections/suggestions have been solicited in Master Plan for Delhi (MPD 2021).

DSIIDC is constructing houses for Urban Poor/Slum Dwellers on behalf of Delhi Government under JNNURM scheme in a big way. We have submitted plans to the MCD of Delhi which have not been approved because of non clarity in respect of MPD 2021 Development Control Norms. Also, while planning for various schemes for EWS Houses some practical difficulties have been faced.

In order to have clarity and practical implementation, suggestions for development control norms for EWS Housing have being given in the enclosed Annexure 'A' for your perusal and necessary amendments in this regard, please.

Encl. : As above

Thanking you,

Yours faithfully

(H.C. Puri)
Chief Engineer-IV

9.56/Arch
22/10/12

1324/CD/CP
19/10/2012
Copy To :

- 1. Chief Town Planner, Civic Center, 21st Floor, Minto Road, New Delhi
- 2. E.D., DSIIDC
- 3. Sr. Architect, DSIIDC
- 4. P.D. (H) II, DSIIDC

As per
[Signature]
[Signature]



12/10/12
(H.C. Puri)
Chief Engineer-IV
[Signature]
[Signature]

ANNEXURE-'A'

DEVELOPMENT CONTROLS TO BE FRAMED FOR EWS/LIG/SLUM REHABILITATION/URBAN POOR/LOW INCOME HOUSING

New Housing Stock

With separate norms for low-rise upto 15m (walkable) housing and multistoried housing

S. No.		Low rise (upto 15m)	Planning high rise (above 15m)	Source	Remarks
1	Road Entry	Plot located on min. width of 6m (ROW)	Plot located on min width of 9m ROW	MPD-2021 4.4.3 B(ii)	Most vehicles 2 wheelers & cycles
2	Set Backs	Minimum 6m all-round	Minimum 6m all-around	IS:8888 (6.1.1)	
3	FAR	Max 200	Max 200	MPD-2021 4.4.3 B	
4	Max. Ground Coverage	40%	33.3%	4.4.3 B 4.4.3 B(vi)	
5	Height	15 M	NR (subject to clearance from AAI / Fire Deptt. & other statutory bodies)	MPD - 2021 4.4.3 b	
6	Basement	Basement, if constructed and used only for parking utilities and services shall not be counted towards FAR	Basement, if constructed and used only for parking utilities and services shall not be counted towards FAR	MPD - 2021 4.4.3 B (ix)	
7	Stilts	If the building is constructed with stilt area of non-habitable height (less than 2. 4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building	If the building is constructed with stilt area of non-habitable height (less than 2. 4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building	MPD - 2021 4.4.3 B (viii)	
8	Parking	<ul style="list-style-type: none"> • One two wheeler parking per D.U. • In addition One equivalent car parking space per 100 D.U. 	<ul style="list-style-type: none"> • One two wheeler parking per D.U. • In addition One equivalent car parking space per 100 D.U. 		<ul style="list-style-type: none"> • Based on information collected from Building norms of other states • This class of persons mostly use public transport
9	Ventilation	Ventilation norms shall be as per existing BBL	Ventilation norms shall be as per existing BBL		
10	Open areas	<ul style="list-style-type: none"> • Out of open area min. 5% shall be formal green / playground • And another 3% as informal green areas. • Parking areas if provided on grass pavers shall be 	<ul style="list-style-type: none"> • Out of open area min. 5% shall be formal green / playground • And another 3% as informal green areas. • Parking areas if provided on grass pavers shall be 		

		counted towards informal green areas • Green buffers, if provided shall also be counted towards informal green areas	counted towards informal green areas • Green buffers, if provided shall also be counted towards informal green areas	
11	Density	Max. 450 D.U./Hac + (10%)	Max 600 D.U./Hac + (10%)	Invariably the EWS/LIGI housing sites are irregular, out of shape wherein the required density cannot be achieved. Also it is not possible to achieve required density in G+2, G+3 storied houses. Therefore no minimum density be specified.
11 (a)		Population for the purpose of density calculation, the dwelling unit shall be considered to accommodate 4.5 persons		MPD-2021 4.4.3 B (ix)

Social Infrastructures: -

1		<p>Social facilities like community hall, dispensary etc. shall be grouped together in a composite Facility Centre on a plot area of 500 to 1000 sqm.</p> <p>Activities permitted: Multipurpose Community hall, restaurant, dining facility RWA room, Library, Health Centre, Creche, Indoor games facilities, guest house, shops, fair price shop, milk booth, Senior Citizen care home maintenance office, watch & ward residence (upto 20 sqm), Bank extension counter, ATM, Police Post, yoga & meditation room.</p> <p>The following norms shall be applicable for Facility Centers:-</p> <ul style="list-style-type: none"> • Maximum Ground Coverage 30% • Maximum FAR 120 • Maximum height 15 m 	MPD – 2021 4.2.2, 2B	Relaxation may be given in providing social Infrastructure norms since most of the social infrastructure already exists in neighborhood/ Industrial Estates. Therefore, physical and social facilities allowed for unauthorized/ regularized unauthorized colonies and rehabilitation of slum and J.J. cluster (as per 4.2.2.2.B & 4.2.3.4 of MPD 2021) may be prescribed for new E.W.S. housing stock.
2		Composite Facility Centre shall have no separate parking norms		
3		One such Facility Centre shall be provided for 10,000 population or part thereof.		
4		An open contiguous space for weekly market / informal		

	trade	<ul style="list-style-type: none"> Primary school @ 800 sqm for 10,000 population Sr. Secondary School @ 2000 sqm for 20,000 population Primary school can be clubbed in a primary – cum – secondary school @ 2500 sqm for 20,000 population The schools shall be planned to serve on a double shift basis. <p>(the above norms can be further relaxed on the basis of minimum norms prescribed by the Education Deptt, GNCTD / Central Board of Secondary Education.</p>		Due to cost constraints, the school shall be mandatory to adopt double shift, so that there is no loss of education opportunity and at no extra infrastructure cost..
6		The reserved seats for EWS students in private and Govt. aided schools may also be counted towards the above requirements.		
7		Space for utilities such as Dhalao, UG Water tank local level waste water treatment facility, Electric substation, Bus and auto-rickshaw stand shall be provided as per site conditions and shall not be counted towards FAR or ground coverage.		
8		Any neighbourhood development where such facilities are available, in proximity, the same may be considered	IS:8888 4.2.3 Notes (1)	

General Building Requirements :-

1	General	The provisions given in Delhi Building Byelaws and NBC-2005/SP7 shall apply excepting for the specific provisions made here under:		
2	Size of Rooms	In one room tenement, carpet area of multi... purpose room should be at least 12.5m ² . In a house of two rooms first room shall not be less than 9.0m ² with minimum width of 2.50m, and second room shall be not less than 6.50m ² with a minimum width of 2.1m, provided that the total area of both the room is not less than 1.50m ² . The bigger room shall always be the first room.	IS:8888 (5.3.1)	
3	W.C. Bath room	(i) Minimum size of independent WC shall be 0.90m ² with minimum width of 90 cm (ii) Minimum size of independent bath room shall be 1.20m ² with minimum width of 1m (iii) Minimum Size of combined bathroom and WC shall be 1.80m ² with minimum width of 1m	IS:8888 (5.3.2)	
4	Kitchen	The size of a cooking alcove serving as cooking space shall not be less than 2.4m ² with a minimum width of 1.2m. The size of individual kitchen provided in two-roomed house shall not be less than 3.3m ² with a minimum width of 1.5m	IS:8888 (5.3.3)	
5	Balcony	The width of individual balcony, where provided shall not be more than 1.2m and it shall not project beyond the plot line and on roads or pathways. The area of Balcony shall not be counted in FAR	IS:8888 (5.3.4)	
6	Minimum height	<ul style="list-style-type: none"> The minimum height of rooms spaces shall be as follows: <ul style="list-style-type: none"> a) Habitable room 2.6m b) Kitchen 2.6m c) Bath/WC 2.1m d) Corridor 2.1m In the case of sloping roofs, the average height of roof 	IS: 8888 (5.4)	
			IS: 8888	

7	<p>for habitable rooms shall be 2.6m and the minimum height at eaves shall be 2.0m</p> <p>Stairs</p> <ul style="list-style-type: none"> For dwelling units upto G+3 configuration below 15m height: <table border="0" style="margin-left: 20px;"> <tr><td>Width</td><td>1.0 m</td></tr> <tr><td>Tread</td><td>0.25m</td></tr> <tr><td>Riser</td><td>0.20 m</td></tr> </table> <p>Clear head room 2.00m</p> For dwelling units in G+4 configuration below 15m height: <table border="0" style="margin-left: 20px;"> <tr><td>Width</td><td>1.0 m</td></tr> <tr><td>Tread</td><td>0.25m</td></tr> <tr><td>Riser</td><td>0.20 m</td></tr> </table> <p>Clear head room 2.00m</p> For dwelling units in above 15m height <table border="0" style="margin-left: 20px;"> <tr><td>Width</td><td>1.5 m</td></tr> <tr><td>Tread</td><td>0.25m</td></tr> <tr><td>Riser</td><td>0.20 m</td></tr> </table> <p>Clear head room 2.00m</p> <p>Trap door/ mummy</p> <p>For housing up to 15m height trap door to terrace from last landing level with ladder may be allowed</p>	Width	1.0 m	Tread	0.25m	Riser	0.20 m	Width	1.0 m	Tread	0.25m	Riser	0.20 m	Width	1.5 m	Tread	0.25m	Riser	0.20 m	<p>(5.4.1)</p> <p>IS:8888 & NBC</p> <p>NBC 4.9.10 (e)</p>	<p>Tread, riser and clear head room are based on modular concept and is prevalent in many states.</p> <p>To avoid misuse of terrace by this class of people</p>
Width	1.0 m																				
Tread	0.25m																				
Riser	0.20 m																				
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Tread	0.25m																				
Riser	0.20 m																				
Width	1.5 m																				
Tread	0.25m																				
Riser	0.20 m																				
3	<p>Floor Area Built-up area</p> <ul style="list-style-type: none"> Min 25 sqm Floor area & max 32 sqm built up area for schemes under JNNURM / RAY / Schemes of Central / State Govt. <p>NOTE:</p> <ul style="list-style-type: none"> Floor area shall include area of Balcony & cupboards Built up area shall include area of walls, but excludes, lifts, common corridors, stairs, lobby etc. For EWS house min floor area shall be 25 sqm and max built up area 32 sqm For LIG house min floor area shall be 32 sqm and max built up area 40 sqm. 																				
9	<p>Services</p> <ul style="list-style-type: none"> The per capita consumption of water shall be 135 litres per person per day. The per capita electrical load per dwelling unit, shall be 1.5 KW Use of solar energy is optional RWA may provide if they can maintain 	<ul style="list-style-type: none"> NBC 2005 (4.1.1 Note) Part A, Section 1 CPEEHO based on one power plug & 10 light 																			