

Young Sports & Cultural Society

(Registered under Societies Act)

Regd. Off: 1, Qutab Avenue, Lado Sarai, New Delhi-110 030.

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2

499/1/Z

Dy.No. L-220
Dated 21/11/12

I
20/11/12

14-11-2012

✓ The Director (Plg) MPR & TC
Delhi Development Authority,
(Master Plan Review Section)
6th Floor, Vikas Minar,
New Delhi-110002.

Delhi
Distt

Kind Attn : Ms IP Parate

Ref. :- 1/Dir (Plg.) MPR & TC /, dated 25.07.2012 in respect of the 5th meeting of the Management
Up (MAG) for Review of MPD-2021 on "Common Platform for Building Approvals" held on
2 in DDA, Vikas Sadan, New Delhi..

Reg. :- Details of FAR of existing Clubs built in New Delhi with higher FAR

Sub. :- FAR Norms for Clubs to be increased along to help incorporate more Sporting facilities along
with increase in Residential Component in Master Plan of Delhi-2021.

Dear Sir,

1. We refer to the meeting held earlier in the matter of increase of FAR to clubs.

2.1 The details & plans of the following clubs were examined :

SL. No.	CLUB	FAR
1	Vasant Vihar Club	100
2	Shalimar Bagh Club	100
3	Janakpuri Club	100

2.2 These above clubs were built in the 1980's-1190's period when FAR of Clubs was allowed @ 100.

3. It may also be advised that the area in which these above clubs were built were large &
generally 4-5 acres each with the result that more facilities could be accommodated in the areas that
were allowed to be built on 4-5 acres of land.

Pl enclose with me
minutes of 5th meeting
as stated above
AD(RS) IP
21/11

(ii) 50% of the open area beyond the permissible ground coverage area would be used as green and 50% of the open area for out-door games/sports facilities. Swimming pool would also be permissible upto a maximum covered area of 500 sqm free of ground coverage & FAR.

(iii) Basement: Upto the envelope line, equivalent to 2 times the area of the plot to be used Exclusively for parking, maximum 25% for storage & storage – not to be counted in FAR.

9. In view of the above we would like to request you to kindly look into the matter and provide the required amended increased development control norms as requested above at the earliest.

Thanking you,

Yours faithfully,

For Young Sports & Cultural Society


Sanjeev Batra / President

4.1 We also approached the following clubs who were reluctant to part with information as there were some additional temporary construction at site to accommodate club facilities.

S.No	Name of Club	FAR
1	Vasant Vihar Club	100
2	Jahanpanah Club , Greater Kailash	100
3	Panchsheel Club	100
4	Safderjung Club	100

4.2 It is thus seen that the clubs built earlier were given an FAR of 100 with larger areas of land allocated to them to accommodate all required games/sports/residential facilities.

5.1 With the areas allocated to clubs becoming smaller, it is logical & necessary that the FAR should be increased to accommodate all the facilities required in a good club.

5.2 This will also ensure that no illegal or temporary construction is carried out later to accommodate all facilities.

6. We therefore urge that :

6.1 FAR Norms for Clubs be increased to 200 to accommodate all facilities:

It is only a substantial increase in FAR will allow more sports/games/residential facilities to be incorporated and the area usage can be used more efficiently.

6.2 Residential Component in Clubs

The Residential Component in Clubs should be allowed for more members to stay & use the facilities.

This will help the clubs to have guest speakers from outside town & conferences to help enrich the life of the members.

7. Recently Norms for Hospitals, Motels & Hotels have also been increased to incorporate more facilities. The FAR for clubs may also be increased on similar basis.

8. The New Norms for Clubs should be broadly as below :-

Maximum Ground Coverage	--	50%
Maximum Floor Area Ratio	--	200
Maximum Height	--	26 Mt.

Other Controls :-

(i). 50% of the total floor area shall be allowed for residential purpose, etc.

(ii) 50% of the open area beyond the permissible ground coverage area would be used as green and 50% of the open area for out-door games/sports facilities. Swimming pool would also be permissible upto a maximum covered area of 500 sqm free of ground coverage & FAR.

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(iii) Basement: Upto the envelope line, equivalent to 2 times the area of the plot to be used Exclusively for parking, maximum 25% for storage & storage – not to be counted in FAR.

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For Young Sports & Cultural Society



Sanjeev Batra / President