

Commr (Plg.)'s Office
Diary No G-865
Date 30/11/12

वर्क आर्यु (योजना) एमपीआर
आयरी नं० 2137
दिनांक 05/12/12 MOST IMMEDIATE



No. K-12011/4/2011-DD.IB

भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

निर्माण भवन / Nirman Bhavan

नई दिल्ली / New Delhi

Dated, the 27th November, 2012

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 1-268
Dated 05/12/12

To

1. The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA, New Delhi.

2. The Director
National Institute of Urban Affairs
I & II floor, Core 4-B India Habitat Centre,
Lodhi Road, New Delhi-110003

3228-B
29/11/2012

Subject:- Review of Master Plan of Delhi-2021 with reference to Hotels
in the NCT of Delhi.

Sir,

I am directed to forward herewith a copy of representation dated 21/11/2012 received from The Federation of Hotel & Restaurant Associations of India on the subject cited above.

It is requested that the issue raised therein may please be looked into an appropriate reply may be furnished the Association under intimation to this Ministry. The suggestions may be taken into consideration as the review of MPD 2021 is going on.

Yours faithfully,

Sunil Kumar

(Sunil Kumar)

Under Secretary (DDIB)

Tel.No.23061681

Encl. as above:

may file with
MPR =
✓ ACC MPR
Director (Plg.) MPR

DRG (MPA)

pl give the status
6/12

AD (PS) II

Discussed with Dir (Plg.) MPR. AS the issue raised therein is a new set of suggestion. therefore, will be discussed in the next M.A.G. of E.M., DDA

Shikha
13/12/12

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आयरी नं० MOUP-68
दिनांक 3/12/12

Compl (PS)

30/11/12

ACK (Rg) Mr. Sunil Kumar



The Federation of Hotel & Restaurant Associations of India

President : Vivek Nair
Vice President : D. S. Advani
Vice President : Garish Oberoi
Hony. Secretary : Vijai Pande
Hony. Treasurer : S. M. Shervani

OFFICE OF UDM

By. No. 565

Date 22/11/12

Member of Honour : Dr Ajit B Kerkar
Jt. Hony. Secretary : Jose Dominic
Jt. Hony. Secretary : Bharat H. Malkani
Secretary General : M.D. Kapoor

November 21, 2012

TRUE COPY

The Hon'ble Minister of Urban Development
and Parliamentary Affairs
Government of India
Nirman Bhavan
New Delhi-110011

*MPD Review 2021
may be be considered
22/11
PS to UDM
(Sectus)*

Kind attention: Shri Kamal Nath

Subject: Review of Master Plan for Delhi 2021 with reference to Hotels in the NCT of Delhi.

Inclusion of Residential Units (Apartments) as a use within 20% of FAR allowed for commercial purposes under Table 5.4

Respected Sir,

As you are kindly aware the Federation of Hotel and Restaurant Associations of India (FHRAI), vide its various letters addressed to your goodself has already made some important suggestions for the review of Master Plan for Delhi 2021, which we are confident are receiving a favourable consideration in the Ministry of Urban Development and the DDA under your able guidance.

In the meantime, we have further reviewed the position on various requests received from our constituent hotel members and would like to submit that, at present the MPD 2021 provides inter-alia that in a hotel, "a maximum of 20% of the FAR can be used for the Commercial Offices, Retail and Service Shops". It is suggested that, among these uses, 'Residential Units(Apartments)' may also be included within the maximum 20% of FAR as prescribed under 'Other Controls in Table 5.4: Development Control-Commercial Centres of (c) Hotels' as under:

Existing

(ii) Maximum 20% of the FAR can be used for the Commercial Offices, Retail & Service Shops.

Suggested

(ii) Maximum 20% of the FAR can be used for the Commercial Offices, Retail, Service Shops & Residential Units (Apartments)

*22/11
AJ (GD) 23/11
JS (D)
26/11/12
USI*

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Sir, the idea of allowing commercial use of some part of the FAR in a hotel is to enable it to generate income from sale of commercial space which can help it to reduce the overall cost of the project. We would, therefore, request that residential use is also allowed within the said 20% of FAR already permitted to enable the hotel to be commercially viable and, therefore, lower their tariffs to be internationally competitive. This is specially required due to India's image in the international tourism market as a high cost destination vis-à-vis other competing neighbouring destinations like Thailand, Malaysia, Singapore and Indonesia.

Sir, including the aforesaid suggestion, FHRAI has already made the following suggestions:-

- (i) FAR for hotels in the NCT of Delhi may be increased from 225 to 500.
- (ii) Charges for the additional FAR availed by hotels may be recovered at 25% of the circle rates as published by the Govt. of NCT of Delhi from time to time, instead of 50% of ZAAR. This is the practice followed by the Government of Maharashtra whilst permitting additional FAR from 1.33 to 5.00.
- (iii) The following hotel-specific services may be allowed to be located in the basement of the Hotel without counting in FAR.

"Laundry, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, provisions/housekeeping store and Cold storage".

- (iv) Parking norms for hotels in the Capital may be revised from 3 ECS per 100 sq. mts. to 1.25 ECS per sq. mts. of floor area as prescribed for hotels at the IGI Airport presently under construction on DIAL land.
- (v) Hotels may be included among the permitted activities in International Convention Centre, a Use Premises under "Socio-Cultural and Community Facilities – Table 13.27 of MPD 2021" and revision of "Development Controls for Convention and Exhibition Centre and Convention hotels as under:-

- (a) Ground coverage from 30% to 40% as permitted currently for Hotels.
- (b) FAR from 120 to 300;
- (c) Parking standards from the present 2 ECS to 1.67 ECS(1.25 as further suggested) per 100 sq.mts. of floor area;
- (d) Additional 10% ground coverage for atrium of which 25% shall be counted towards FAR;
- (e) 20% of the FAR may be used for commercial purposes.

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- (vi) Inclusion of Residential Units (Apartments) as a use within 20% of FAR allowed for commercial purposes under Table 5.4 of the MPD-2021.

We shall be extremely grateful if these could kindly be considered favourably and the necessary modification made in the MPD-2021:

Thanking you

Yours faithfully

For Federation of Hotel and Restaurant Associations of India.



Secretary General

Encl:

- ✓ Cc: The Secretary, Ministry of Tourism, Government of India, Transport Bhavan, New Delhi-110001- with the request to kindly strongly recommend our request to the Ministry of Urban Development, Government of India.