

Commr. (Pg.)'s Office  
 Diary No A-884  
 Date 3/1/13



**ASSOCHAM**  
INDIA

THE ASSOCIATED CHAMBERS OF COMMERCE AND INDUSTRY OF INDIA

अति. आयु. (योजना) एम.पी.सी.  
 आयु. नं. 327  
 दिनांक 04/01/13

318 CP  
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कति. आ. (सी.) ए. ई. एडव. से.  
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 दिनांक 1-2-13

**D S RAWAT**  
Secretary General

29<sup>th</sup> January, 2013

Shri. S. K. Srivastava,  
 (Vice Chairman - DDA)

R&D CELL  
 VIKAS KADAN  
 307/1/13

Subject: Proposed Amendments in MPD 2021:

1. Permission to construct "Service Apartments" on plots earmarked for "Public and Semi Public Facilities" in the Residential areas of Delhi.
2. Grouping of Hostel, Guest House, Lodging and Boarding House, Working women-men Hostel, and Service Apartment under category of 'Short Term Accommodation'.
3. Enhancement of FAR for Use Premises under "Public & Semi Public Facilities" other related issues.

Com (Pg.)  
 307/1/13

We express our gratitude for giving us opportunity to present our case in a meeting dt. 16 January 2013, where in you had very kindly invited Hon'ble Lt. Governor of Delhi, Vice Chairman, Delhi Development Authority with other technical officers of DDA. We are extremely grateful for your kind consent to our proposals and directions to DDA to take further necessary action to incorporate the recommendations in the ongoing review of MPD 2021.

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 AC (V.S.)

Just to recapitulate the major issues discussed and agreed during this meeting, we would like to put the following points for your aide-memoire:

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 Dir (M)  
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1. **SERVICE APATRMENTS AND SHORT TERM ACCOMODATION** (Hostels/ Guest Houses/ Boarding and Lodging Houses/ Dharamshalas/ Working women-men hostel including Service Apartments):
  - a. Permissibility of Service Apartments: These are to be permitted in all plots earmarked for 'Public & Semi Public Facilities' in all use zones.

Director (Pg.) MPR/TC,  
 D.D.A. Vikas Minar N. DELHI-2  
 Dy.No. L-315  
 Dated 28/12/12

This will be discussed in the next AG meeting. Copy in record in main file of review.  
 02/02/13  
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- b. Once a specific provision is made in the MPD 2021 regarding permissibility of **Service Apartments** and aforesaid **Short Term Accommodation**, securing any other permission may not be necessary for a plot owner from the concerned local authorities namely DDA, MCD and NDMC except the Building Plan approval.
- c. **Grouping of similar activities under one category:** All the Short Term Accommodation facilities are to be brought under one category, having uniform development control norms.
- d. **Flexibility of use on a plot:** Single or Multiple Uses should be permissible under Short Term Accommodation on 'PSP Facilities' use premises based on the demand and market forces, without any restriction of specific activity.
- e. **Service Floor free of FAR:** Service Floor (subject to be inhabitable area) should be permitted free from FAR, particularly in Service Apartments in view of the higher FAR resulting in high rise buildings.

## 2. RECREATIONAL CLUB:

- a. Removing differentiation between "Community Recreational Club" and "Recreational Club" as provided in MPD 2021. There is to be only one category, namely, "Recreational Club" with minimum 2000 Sqm plot size requirement.
- b. The existing FAR and other development control norms should be enhanced to the same level as being done for other Short Term Accommodation category. This should be enhanced based on the R/W policy.



3. Enhancement of FAR on Use Premises under "Public & Semi Public Facilities"

A policy of allowing higher FAR based upon the Right of Way (R/W) on which a plot is situated needs to be formulated. In this connection, recently a High Powered Committee for **augmentation of medical facilities** in Delhi under the Chairmanship of Secretary, (UD), MoUD has recommended to decide higher FAR, based upon the road width as under:

- i. For plots on R/W less than 24m – FAR 250.
- ii. For plots on R/W 24m and less than 30m – FAR 300.
- iii. For plots on R/W 30m and above – FAR 375.

Whereas, ASSOCHAM delegation pleaded for enhancing the FAR for other 'Short Term Accommodation' including Recreation Clubs to the same level as is being presently recommended for medical facilities in Delhi, the Hon'ble Lt Governor observed that it needed a closer study. The Hon'ble Minister of Urban Development, while agreeing to enhancing the existing FARs for the aforesaid category of 'Short Term Accommodation' and also keeping in view the observations of Hon'ble Lt. Governor had desired that Mr. Eric Mal, may present an independent opinion on the proposed policy of enhancing the FAR, particularly for the PSP plots for augmenting the aforesaid 'Short Term Accommodation' facilities including Service Apartments in Delhi. The suggestions from Mr. Eric Mal have already been submitted to Hon'ble Minister on 28<sup>th</sup> January, 2013 on the aforesaid subject.

4. Uniform Developmental Policy for Delhi

ASSOCHAM had suggested that there should be uniform development policy with regard to permitting commercial / mixed use on Inner Ring Road (MG Road) in Delhi. It was pointed out that commercial / mixed use has not been permitted on a stretch on Ring Road called Aradhana Colony (R.K. PURAM SECTOR 13), though provided in the MPD 2021. The Hon'ble Minister and the Hon'ble Lt. Governor had agreed to have uniform development policy and therefore this stretch should be notified for commercial and mixed use.



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At the meeting it was decided that DDA would respond on these suggestions by 31 January 2013, so that the same may be incorporated along with amendments by DDA, under the ongoing Review of MPD 2021.

We once again offer our gratitude to you and look forward to your continued support in addressing our concerns.

With warm regards,

Yours sincerely,

(D.S. Rawat)

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Cc: ✓ Shri S.K. Srivastava  
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