

Director (Pig.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 333
Dated 1/1/13



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The Commissioner-cum-Secretary,
Delhi Development Authority, (DDA)
'B' Block,
Vikas Sadan,
New Delhi 110023

DD (MP)'S Office
Diary No. 138
Date 2/1/13

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dated 27/12/12
Rd. Vikas Minar
Delhi Development Authority

Director (Pig.) MPR/TC
Dy. No. 3450
Date 3-1-13

Subject: DDA Public Notice dated 01 October 2012 - Suggestions for Residential use in Industrial Areas of Delhi.

Dear Sir,

DDA has invited objections/suggestions on the proposed amendments in MPD 2021. We have gone through the details of this Public Notice and have observed that Industrial Housing on Group Housing regulations is proposed to be permitted in Industrial Areas of Delhi. Moreover 80% and 20% ratio is made mandatory for dwelling units for Industrial workers and Entrepreneur/Supervisors.

We strongly feel that by just permitting Industrial housing, only for Industrial workers and Entrepreneur/Supervisors would not serve the purpose. We have following suggestions:

- i) After all heavy industries were shifted outside Delhi by the order of Hon'ble Supreme Court, and allowing only non-hazardous, non-polluting industries in Delhi, the nature of industrial areas have changed to mostly tertiary level industry and along with it the profile of persons working in those industries have also changed. The workers are no longer belonging to that section of the society who would like to live in Category-I (upto 40 Sqm) only. With changed socio-economic situations these artificial restriction would reduce the potential of this proposal. Hence this restriction of Industrial Housing and percentage break-up of dwelling unit sizes are irrelevant in present context, and should be removed from the proposal. The proposed Group Housing should accommodate all sections of the society.
- ii) The Industrial areas of Delhi are in bad shape in terms of environment and infrastructure. Allowing Group Housing would be a positive step towards rejuvenating these areas. Hence in order to encourage owners of

CC NSD/ACC/MPR/TC
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Director (MPR)

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This is response to the public notice dt 1/10/12

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abandoned/sick units or vacant plots to take up Group Housing, it would be prudent to give some incentives, such as 50% more FAR and allowing some FAR to be utilized for commensurate commercial activity.

- iii) Another incentive can be given in the form of allowing all residential facilities on "Accommodation Reservation" basis, as already provided in MPD 2021.
- iv) These group housings would contribute towards creation of housing for Community Service Personnel/ EWS and lower category, which are essentially to be provided as per Group Housing regulations of MPD 2021. These housing units will be near to their working places hence "walk-to-work" concept will materialized in this manner.
- v) In MPD 2021, commercial activities are already permitted on industrial plots/units on 24m wide RoW. Permitting Group Housing on these plots, instead, would reduce load on existing infrastructure and traffic, compared to commercial development.
- vi) There are several Industrial lands which are lying vacant after shifting of heavy industries to outside Delhi due to Hon'ble Supreme Court's order. Those lands should be given priority for developing Group Housings, by attracting the owners of these lands with above mentioned incentives.

We are sure that if the above suggestions are incorporated in proposed amendments, The effectiveness of the intent of the Government to create housing stock in existing areas would be enhanced.

With regards,


 Sohrab S. Dalal
 Managing Director
 Designplus Architecture Pvt. Ltd.

✓ CC: Additional Commissioner (PLG)
 Master Plan Review Section
 DDA, Vikas Minar
 12th Floor, N Delhi