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Commr. (Plg.) s Office
Diary No. I-35
Date 10/1/13

अतिरिक्त आयुक्त (योजना) एवं विकास
जायरी नं. 18
दिनांक 11/01/13

MOST IMMEDIATE

No. K-12011/4/2011-DD-I
भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 31st December, 2012

OFFICE OF THE DIR. (Plg.)
M/PR/TC, D.D.A. N. DELHI-2
Dy.No. 2-345
Dated 11/1/13

M. Singh
07.01.13

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

10-B
02/1/2013

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

Subject:-
19/1/13

Proposed amendment in MPD 2021: Permission to construct "Service Apartments" on "Public and Semi Public Facilities Plots" in the Residential areas of Delhi.

1) AC (M&A)
2) C (S) Str.

Pal
D.T. (M&A)

I am directed to forward herewith a copy of representation dated 7/12/2012 received from The Associated Chambers of Commerce and Industry of India, New Delhi 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.

Yours faithfully,

(Sunil Kumar)

Under Secretary (DDIB)
Tel.No.23061681

The reply already sent to U.S. M&A on 7/1/13

14/1/13

Encl.: As above

AC (M&A)

For A
14/1/2013
15/1/13

AD (S) II

Mail has been sent to ASSOCHAM on 16th Jan, 2013
Copy enclosed.
16/01/13

42/11



ASSOCHAM
INDIA

THE ASSOCIATED CHAMBERS OF COMMERCE AND INDUSTRY OF INDIA

D S RAWAT
Secretary General

7 December, 2012

Shri Kamal Nath
Hon'ble Minister of Urban Development,
Govt. of India, Nirman Bhawan,
Maulana Azad Road, New Delhi - 110011

OFFICE OF UDA
Dy. Secy. 6183
26.12.12

Subject : Proposed amendment in MPD 2021: Permission to construct "Service Apartments" on "Public and Semi Public Facilities Plots" in the Residential areas of Delhi.

Dear Sir,

While reviewing various provisions of the existing Master Plan of Delhi (MPD 2021) it is observed that there is a glaring anomaly relating to provision of Service Apartments in Delhi. It would kindly be observed that the demand for short term accommodation for the visitors from other countries / cities in the form of Service Apartment is growing rapidly in Delhi.

It may be noted that provision of Service Apartments has been made for the first time in Master Plan 2021 and has negligible presence in the Commercial Centres, probably due to lack of its financial feasibility and substantially lower returns to an entrepreneur in comparison with much higher returns, which one can expect from construction of commercial building in a commercial centre. All over the world Serviced apartments are integral part of the residential areas, being conducive to the residential characteristics of the city and not confined to only in commercial centres. This is further elaborated as under.

1. PROVISIONS AND INFERENCES

- 1.1 In Chapter 5 of MPD 2021 : Trade & Commerce, in Table 5.1 under Five Tier System of Commercial Areas, number of activities / use premises have been listed in various categories of Commercial Centres to cater to the commercial requirements of the city for designated population standards. 'Service Apartment' (it should be Serviced Apartments) is one of the use premises permitted in Community Centre and above category of Commercial Centres.

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- 1.2 A Serviced Apartment is basically a residential use premise, which is fully furnished, Serviced and self contained with meal preparation, and essentially used for short term accommodation. The activities are at par with an enhanced Guest House / Boarding and Lodging House, but not a Hotel. **The activities are predominantly residential in nature and we feel that such a use premise should be made permissible in Residential Use Zone on 'Public & Semi Public Facilities'(PSP) plots, instead of Commercial Centres (presently in MPD-2021) due to its very residential character and feasibility.**
- 1.3 Serviced Apartments also provide short term residential accommodation and hence it is an extension of short term accommodation as specified in Master Plan for Delhi 2021, which prescribes Standards, Development Control Norms and permissibility for Hostel, Guest House, Lodging & Boarding House, Old Age Home, Dharamshala, etc. under relevant chapters. Besides, Chapter 17: DEVELOPMENT CODE, Clause 8(2) stipulates the permissibility in 'Residential' and 'PSP Facilities' and other Use Zones as 'a Part of approval of Layout Plan or a case of Special Permission from the Authority'. It is suggested that permissibility of Serviced Apartments on Public-Semi Public Sites in Residential Areas should not attract the provisions of Clause 8(2) of the Master Plan, i.e., either Layout Plan Approval or Special Permission from the Authority. The concerned Local Bodies should be permitted to approve the proposals falling under their respective jurisdictions.
- 1.4 From a perusal of the existing provisions governing the permissible construction (FAR) for various types of buildings on plots earmarked under Public and Semi-public Uses (PSP), it would be observed that whereas such PSP plot sizes are substantially larger in size of around 1 to 2 acres, but a very restrictive approach has been adopted in allowing construction on such plots. It is a well known philosophy of development that as the demand for housing and other allied products grows, it becomes very difficult to demolish older buildings and construct higher structures. In this context the concept of intensive use of land is being followed in all growing cities in the world. **We, therefore, strongly suggest that the existing permissible FAR on PSP plots for various activities should be rationally enhanced to at least double the present permissible FAR limits to ensure optimum land utilization of such plots. This would discourage and stop unauthorized expansion of covered areas in these**



plots which is often opted due to pressing demand of the use activity of Serviced Apartments.

- 1.5 In Serviced Apartments, besides furnished Residential Accommodation, other permissible activities should include Conference Facilities, Offices, Retail and Service Shops (up to 20% of floor area) and Common Dining Facilities for the users of very short duration. Therefore, common dining facilities should also be allowed in Serviced Apartments.
- 1.6 As the "Serviced Apartments" would entail mid to high rise development and will require similar services of high rise buildings, provision of Service Floors should be allowed, exempting the area from FAR calculations.

These proposals would ensure an Inclusive development and optimum utilization of land in already developed areas, to fulfil the short term accommodation needs of the city. It is opportune time to consider modification in the MPD 2021, to permit Serviced Apartments in Residential Use Zone under 'PSP Facilities'.

2. PRAYER

The following suggestions may kindly be considered for Master plan 2021 modification

- a) In addition to the existing provision of Serviced Apartment in Commercial Centres, permissibility of these may be extended in Residential Use Zones on 'Public & Semi Public Facilities'(PSP) plots.
- b) The existing permissible FAR of Serviced Apartments should be rationally enhanced to at least double the present permissible FAR limits to ensure intensive and optimum land utilization of such plots.
- c) Other permissible activities in Serviced Apartments include Conference Facilities, Offices, Retail and Service Shops (up to 20% of floor area) and should also include Common Dining facilities. Further, other activities conducive to the requirement of Serviced Apartment should be permitted and provision of these should be left to promoters, within overall limit of 20% of FAR.



- d) Service floors should be permitted in these buildings free from FAR.
- e) There should not be any requirement of 'Special Permission from the Authority' for providing Serviced Apartments on Public-Semi Public Sites in Residential Areas. The concerned Local Bodies should be permitted to approve the proposals falling under their respective jurisdictions.

Keeping aforesaid in view, it is suggested that following modifications/amendments in the MPD 2021 may kindly be notified :-

3. PROPOSED MODIFICATIONS IN THE MPD-2021:

- i) **Table 13.18: Planning Norms and Standards for Other Community Facilities: Chapter – 13.0**

Following Category of Use Premises to be added in Table as under:

S. No.	Category	Population / Unit	Max. Plot Area
1.	g) Serviced Apartment	100,000	1 (one) Ha, (Minimum plot size 500 sqm.)

- ii) **Table 13.19: Development Controls for Other Community Facilities:**

Add following category of Use Premises in the Table as under:

S. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Serviced Apartment	33.33	300	NR* (subject to approval of AAI, Fire Department and Other Statutory Bodies.	i) Parking @ 2 ECS per 100 sqm. of floor area. ii) Service Floor (s) exempted from FAR.

NR* - No Restriction

- iii) Delete words 'Working Women / Men Hostel' from Sr. No. 1 of the table.
- iv) **Table 5.5: Definitions and Activities Permitted in Use Premises: Chapter 5.0.**

Add following words in the Table in Column of 'Activities Permitted'

Use Premises	Definition	Activities Permitted
Serviced Apartment	A premise fully furnished, serviced and self contained with meal preparation and used for short or long term accommodation.	Guest Suites, Conference facilities, Office, Retail and Service Shops, including Common Dining Facilities and other facilities supporting the main activity (restricted up to 20% of permissible FAR).

- v) **Chapter 17.0 : Table: Sub / Clause 8(2) Permission of Use Premises in Use Zones:**
(As part of approval of Layout Plan or as a case of Special Permission from the Authority) – Should be deleted

- vi) **Chapter 17 : Table: Sub / Clause 8(2) Permission of Use Premises in Use Zones:**

Following Category of Use Premises to be added in the Table as under:

S. No.	Use Premises	Use Zones				
		RD	C1	C2	M	PS
RD	xi Serviced Apartment**	P	P	NP	P	P

** Approval of Layout Plan or Special Permission from the Authority will not be required.



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ASSOCHAM
INDIA

We trust you will appreciate the concerns of our Chamber and rectify this anomaly either through a notification or implemented through the mid-term review of MPD 2021 which is currently ongoing.

Thanking you,

Yours faithfully,

(D.S. Rawat)