

Comm. (Pig.) s Office
Diary No. I - 36
Date 10/11/13

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MOST IMMEDIATE

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

भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

OFFICE OF THE DIR (PIG.)
MPR/TC, D.D.A. N. DELHI-2

निर्माण भवन/Nirman Bhavan

Dy.No. 6-347

नई दिल्ली/New Delhi

Dated 11/11/13

Dated, the 31st December, 2012

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

11-13
02/1/2013

Signature

07/01/13
Comm (PIS) (in)

For n.s.d

Subject:- Proposed modifications in Master Plan for Delhi 2021-

- (a) Grouping of Hostel, Guest House, Lodging and Boarding House, Working women-men Hostel, and Service Apartment under category of 'Short Term Accommodation'.
- (b) Permissibility and Development Control Norms for all categories of "Short Term Accommodation" on Plots designated for 'Public and Semi Public' Facilities (PSP) in Residential areas of Delhi.
- (c) Permissibility of increase in existing FAR of Recreational Clubs.

19/1/13

AC (MPR & AP) ✓
C(28)'s folder

Sir,

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

Handwritten notes on left margin: "p.w. 11/11", "(MPR)", "reply has", "ready", "in cent", "US, MOVD", "12/1/13"

Signature
14/1/12

Encl.: As above

For A please

14/1/2013

Signature
15/1/13

AC (PS) II

Reply sent to ASSOCHAM on 16th Jan, 2013.
copy of mail enclosed.

Signature
16/01/13

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 UDM
Dy. No. 6184
Date 26/12/12

- Subject:** Proposed modifications in Master Plan for Delhi 2021 -
- (a) Grouping of Hostel, Guest House, Lodging and Boarding House, Working women-men Hostel, and Service Apartment under category of 'Short Term Accommodation'
 - (b) Permissibility and Development Control Norms for all categories of "Short Term Accommodation" on Plots designated for 'Public and Semi Public' Facilities' (PSP) in Residential areas of Delhi.
 - (c) Permissibility of increase in existing FAR of Recreational Clubs.

Dear Sir,

Some of our Chamber members have brought to our notice the difficulty being faced by them in obtaining requisite approval from the local bodies for construction of Hostels, Guest Houses, Boarding Houses and Lodging Houses in Delhi on plots earmarked for Public & Semi-public Facilities in Residential Use Zones. The reason for this is an apparent anomaly in the Master Plan for Delhi - 2021 (MPD 2021). This is further explained as under:-

1. PROVISIONS IN MPD 2021

- 1.1. In Chapter 4 of MPD 2021: Shelter, in Clause 4.4.3 : Control for Building/Buildings Within Residential Premises, Sub-clause 4.4.3 E : Hostel/Guest House/Lodging & Boarding House/ Dharamshala are permissible in Residential areas in plots of minimum size 500 sq.m. No further qualification or conditions are required.
- 1.2. In Chapter 13 of MPD 2021: Social Infrastructure, Clause 13.9: Other Community Facilities, Table 13.18: Planning Norms and standards for other Community Facilities, the only Public & Semi-Public (PSP) facility of short term accommodation listed is "Working women-men hostel"-etc.
- 1.3. In MPD - 2021, Chapter 17: DEVELOPMENT CODE, in clause 8(2), Hostel/Guest, House/Lodging & Boarding House/Dharamshala etc. are permitted in Residential areas on Public- Semi Public Plots, but with special permission from Authority.



From the foregoing it seems that in Residential Use Zone, any short term accommodation (Hostel/Guest House/Lodging & Boarding House/ Dharamshala) is permissible on a residential plot of minimum size 500 sq.m. but on a plot earmarked for Public – Semi Public activities in a residential area, only short term accommodation permissible is "Working women-men hostel".

This anomalous situation is, perhaps, a result of oversight and has come about inadvertently. Hence the restriction of special permission required from the DDA Authority for providing Hostel/Guest, House/Lodging & Boarding House/Dharamshala etc. on Public – Semi Public plots in residential areas should be removed.

2. NEED FOR RATIONALISATION

2.1. When the only criterion for locating a Public – Semi Public facility in form of a "short term accommodation" in Residential Use Zone is on a minimum plot size of 500 sq.m., such facilities should be permissible on designated Public – Semi Public sites too because such sites are also "plots" and are invariably substantially bigger than 500 sq.m. Having two yardsticks for the same kind of Public – Semi Public facility in the same use zone seems illogical.

2.2. Categorisations like Hostel / Guest House / Lodging & Boarding House / Dharamshala / Working women-men hostel and Serviced Apartment within the overall ambit of "Short Term Accommodation" should be done away with because the dividing lines between such categories are thin and defining a category is not easy. For example, a very significant proportion of the occupancy across all categories of "Short Term Accommodation" would be Working women-men Hostel, which almost completely blurs the distinctions between categories. Conversely, a Working women-men Hostel can, in effect, become a Hostel or Guest House or Boarding House. Considering these aspects, such categorisations are prone to misuse and malpractices and continuing with this would seem illogical.

2.3. Rather than categorization of various short term accommodation types, these proposed provisions should be made applicable to a simplified broad category as "Short Term Accommodation" and "Service Apartments" should also be included in this broad category. There should not be any requirement of 'Special Permission from the Authority' for any of these types on 'Public-Semi Public Sites' in Residential Areas and specific type of Short Term Accommodation should be decided by the requirement of the community and market forces.

2.4. Urban centres and particularly Delhi, as the National Capital, are dynamic centres of growth and planning has to move forward and not be regressive. It is ironical that whereas in this given case Master Plan for Delhi – 2001 (MPD 2001) had permitted all categories of "Short Term Accommodation" under PSP and Social & Cultural Use Zone (PS 3), but in MPD 2021 such flexible use of PSP plots has been substantially curbed and made more restrictive and thus liable to

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misuse through varying interpretations. MPD 2021 should be more flexible compared to MPD 2001.

- 2.5 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 of housing and other allied facilities & activities grow, it becomes very difficult to demolish older buildings and construct higher structures. It is against this context that a concept of intensive use of land is being used in all developing 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 of the present permissible FAR limits to ensure optimum land utilization of such plots.
- 2.6 As these "Short Term Accommodation" would be mid to high rise and would require services to the level of such buildings, service floors should be allowed in these buildings and exempting the area of service floors from FAR calculations.
- 2.7 There should not be restriction on building other types of permitted activities such as Watch and Ward Residence, Service Shops of Barber, Laundry, Soft drink and snack stall apart from the main activity and other activities permitted in these Short Term Accommodations. These should be allowed upto 20% of the total FAR and division of this area should be left to the owner, based upon the specific requirements of that particular Short Term Accommodation. This concept of restricting building of all aforesaid amenities and facilities within a limit of 20% is already being permitted for serviced apartments.
- 2.8 The Common Dining facility is a basic need of any type of accommodation and absence of this facility in some of these types of Short Term Accommodations results in unauthorized provision of dining facilities. Thus Common Dining Facilities should be allowed in all types of Short Term Accommodations.
- 2.9 These measures would also be necessary in order to ensure an Inclusive and optimum utilization of land in already developed areas, to fulfil the short term accommodation needs of various kinds of the city.
- 2.10 Whereas construction of Recreational Clubs is permissible in MPD 2021 (Chapter 13 Social Infrastructure) on PSP plots, the permissible FAR is only 100. This is highly inadequate and needs substantial upward revision to at least FAR 250 to enable construction of adequate recreational facilities to accommodate the present day need of a good recreational club.



3 Proposed Suggestions

Keeping all above in view the aforesaid points, following suggestions are proposed in MPD 2021:

- 3.1 The requirement of seeking Special Permission of the Authority as stipulated in MPD – 2021, for permitting Hostel / Guest House / Lodging & Boarding House / Dharamshala etc. on Public-Semi Public sites in residential areas, should be deleted from MPD-2021.
- 3.2 All categories of "Short Term Accommodation" should be permitted on any plot (including Public – Semi Public sites) in Residential Use Zone provided the plot size is at least 500 sq.m.
- 3.3 Individual categorisations like Hostel / Guest House / Lodging & Boarding House / Dharamshala / Working women-men Hostel, Service Apartments, etc. should be done away with and there should only be one broad category – '**Short Term Accommodation**', which should include all such activities that are in consonance to short term stay in the city, including Serviced Apartments.
- 3.4 The existing permissible FAR on PSP plots for various activities should be rationally enhanced to at least double of the present permissible FAR limits to ensure intensive and optimum land utilization of such plots.
- 3.5 There should not be any restriction on type of other activities permitted in such premises. Discretion to provide these should be left to promoters, within an overall limit of 20% of FAR as in the case of Service Apartments.
- 3.6 In buildings on these plots, Service Floor(s) should be allowed free from FAR.
- 3.7 Dining facilities should be allowed in all kinds of "Short Term Accommodation" mentioned above to make them more sustainable.
- 3.8 The permissible FAR relating to construction of Recreational Clubs should be increased to minimum of 250 to ensure adequate provisioning of amenities and facilities to the members of Community Recreational Club. Present FAR of 100 is highly unrealistic and inadequate.
- 3.9 All Inclusive and optimum utilization of Land in already built-up areas should be ensured by making these amendments in MPD 2021. Besides, flexibility to combine more than one permitted use on a PSP plot be permitted without seeking another approval from the DDA authority or a local body.



4 ACTUAL AMENDMENTS / MODIFICATIONS PROPOSED

Keeping aforesaid in view, we request that the following amendments/modifications in MPD 2021 are notified to achieve the aforesaid desired objectives :-

4.1 Chapter 17.0 – Development Code - Table 8(2) - Deletion of the following Words and corresponding Alphabets in Use Zones, from the Column RD

4.2 Residential:

- v – Hostel,
- vi – Guest House, Boarding and Lodging House,
- vii – Dharmashala and its equivalent,

4.3 Chapter 17.0 – Development Code - Table 8(2) - Addition of the following Words and corresponding Alphabets in Use Zones, from the Column RD

4.4 Residential:

S. No.	Use Premises	Use Zones				
		RD	C1	C2	M	PS
RD	v Short term Accommodation - Hostel / Guest House / Lodging & Boarding House / Dharamshala / Working women-men Hostel, Service Apartments	P	P	NP	P	P



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4.5 Addition of following in Chapter 13.0 – Social Infrastructure, Table 13.27 as under:

S. No.	Use Premises	Definitions	Activities Permitted
25	Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Dharmashala / Working women-men Hostel / Service Apartment)	A premise fully furnished, serviced and self contained with meal preparation and used for short term or long term individual, family or corporate accommodation.	Guest Suite, Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).

4.6 Delete following words from Table 13.27 at Sr. No.22 “Working women/Men Hostel”

S.No.	Use Premises	Definitions	Activities Permitted
22	Old Age Home / Care Centre for Physically / Mentally challenged / Working women / Men Hostel	A Premise having the facility of caring and training boarding & lodging of the elderly / physically / mentally challenged / working women / men.	Care home with residential facility, residence (for management and maintenance staff), primary school, recreational, library, health, gym, canteen, dining facility.

4.7 Table 13.18: Planning Norms and Standards for Other Community Facilities: Chapter – 13.0

Add following Category of Use Premises in Table as under:

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



4.8 Table 13.19: Planning Norms and Standards 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	
7.	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

4.9 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. However, flexibility to combine more than one permitted use on a PSP plot would be permissible without seeking another approval from the DDA authority or a local body.

4.10 Chapter 17.0: Table: Sub / Clause 8(2) Permission of Use Premises in Use Zones:

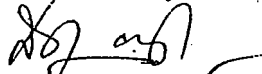
Following Category of Use Premises to be added in the Table as under:

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

We sincerely request your kind intervention in this regard so that suitable amendment / modification is made in the respective provisions of MPD 2021.

Thanking you,

Yours faithfully,


(D.S. Rawat)