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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

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 21st January, 2013

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 1-370
Dated 29.01.13

Director (Plg.) MPD
Dy. No. 298
Date 28-1-13

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

Commr (Plg.)-P's Office
Diary No I-115
Date 23/1/13

Ac
22/1/13
Com(Plg.)-m

Subject: Review of Master Plan for Delhi 2021 with reference to Hotels Inclusion of Residential Units (Apartments) as a use within 20% of FAR allowed for commercial purposes under Table 5.4

Sir,

I am directed to forward herewith a copy of letter dated 9-1-2013 received from PHD Chamber of Commerce and Industry.

It is requested that the issue raised therein may please be looked into and an appropriate reply may be furnished the Association under intimation to this Ministry.

Yours faithfully,

Sunil Kumar

(Sunil Kumar)

Under Secretary (DD-I)

Tel.No.23061681

Encl. As above

Copy for information to:
PHD Chamber of Commerce and Industry, PHD House, 4/2 Siri Institutional Area, August Kranti Marg, New Delhi-110016.

234
ACCU

29/1/13
Dy. Secy

Dir(MPR) 28/01/13

pl. update in the concord file.

This to be taken up in the late suggestions.
29/1/13



PHD CHAMBER OF COMMERCE AND INDUSTRY

PHD House, 4/2 Siri Institutional Area
August Kranti Marg, New Delhi-110016 (India)

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OFFICE OF UDM

Dy. No. 205

Date 16/1/13

ST-11(D)-2388

09 January 2013

Shri Kamal Nath
Hon'ble Minister of Urban Development
and Parliamentary Affairs
Ministry of Urban Development
Government of India
Nirman Bhavan
New Delhi-110011

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460
14/1/13
P to UDM

Honourable Minister,

Subject: Review of Master Plan for Delhi 2021 with reference to Hotels

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

This has reference to the mid-term review of Master Plan for Delhi 2021.

We have received requests from our 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". Our member would like to suggest 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)**

By allowing Residential and Commercial use of some part of the FAR in a hotel project would enable a hotel to generate income from sale of Residential and Commercial space which can further help to reduce the overall cost of the project. We would, therefore, request that Residential Use shall also be allowed within the said 20% of FAR already permitted to enable the hotel to lower its tariffs to be commercially viable and internationally competitive.

This measure would specially address India's image in the international tourism market which is otherwise as a high cost destination vis-à-vis other competing neighboring destinations like Thailand, Malaysia, Singapore and Indonesia.

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We would like to make the following suggestions:-

1. FAR for hotels in the NCT of Delhi may be increased from 225 to 500.
2. 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.
3. The hotel-specific services i.e. *Laundry, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, provisions/housekeeping store and Cold storage* may be allowed to be located in the basement of the Hotel without counting in FAR.
4. 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.
5. 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:-
 - (i) Ground coverage from 30% to 40% as permitted currently for Hotels.
 - (ii) FAR from 120 to 300;
 - (iii) Parking standards from the present 2 ECS to 1.67 ECS (1.25 as further suggested) per 100 sq. mts. of floor area;
 - (iv) Additional 10% ground coverage for atrium of which 25% shall be counted towards FAR;
 - (v) 20% of the FAR may be used for commercial purposes.
6. 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 favorably and the necessary modification made in the MPD-2021:

Yours faithfully,



(Dr Ranjeet Mehta)

Senior Secretary

Infrastructure, Energy, Housing & Urban Development

✓ Cc: The Secretary, Ministry of Tourism, Government of India, Transport Bhavan, New Delhi- 110001