

Commr. (Plg.)'s Office
Diary No. 6-839
Date 27/11/12

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. L-266
Dated 5-12-12

MOST IMMEDIATE

No. K-12011/4/2011-DD-I (Dy.No.1555/AS(UD)/2012)

भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 19th November, 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

Subject: Request for Allowing Group Housing in existing Industrial Areas
with Maximum 20% for Commercial Activities.

I am directed to forward herewith a copy of letter dated 21/9/2012
received from Shri D.S. Rawat, Secretary General, The Associated
Chambers of Commerce and Industry of India.

2. It is requested that the issues raised/suggestions made therein may
please be taken into consideration for the on going review of MPD2021.

Yours faithfully,

(Sunil Kumar)

Under Secretary (DD-I)
Tel.No.23061681

Encl. As above

Copy for information to:

Shri D. S. Rawat, Secretary General, The Associated Chambers of
Commerce and Industry of India, 1, Community Centre, Zamrudpur,
Kailash Colony, New Delhi-110048.

Discussed with Dir (Plg.) MPR
As the suggestion has come after
31st May. This will be taken up in
second phase. keep in the record in
concerned file.

AD(Plg.)/MPR

Shikha
13/12/12

CO Shikha
14/12/12

अति. आ. (पो.) यू. ई. एडपी.
शहरी स. नो. 6-839-71
दिनांक 27/11/12

Com(Plg.) (in mto)

For n.a.k

27/11/12
to L5 Comm(1)
Sir, 5/11

DAE(Plg.) Mr. L. Tanti
4 (L5) for

21/12/12

Office (MP)

Dir(MPR)

pl give me
status.

05/12/12
Shikha
11/12/12

AD(Plg.)



THE ASSOCIATED CHAMBERS OF COMMERCE AND INDUSTRY OF INDIA

D. S. RAWAT
Secretary General

Dear Shri Diptivilasa Sahab,

September 21, 2012

**Sub: Request for Allowing Group Housing in existing Industrial Areas with
Maximum 20% for Commercial Activities**

Kindly refer to our letter dated March 1, 2012 enclosing our suggestions / recommendations for allowing Group Housing in existing Industrial Areas of Delhi under the mid-term review of MPD 2021.

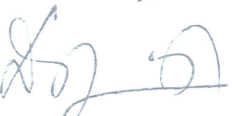
We understand that in the recent meeting of Management Action Group held at DDA, these points were discussed. However, the core issues as mentioned in our aforesaid representation have not been addressed adequately.

We would, therefore, like to further emphasize that since Individual industrial plots on 24mts ROW are permitted 100% for commercial use on payment of conversion and additional FAR charges with incentivized FAR of 1.5 times, there should be no hesitation to allow even softer and important use i.e. Residential, on the above category of plots which are eligible for commercial use.

We are enclosing a detailed Note on the subject for your kind perusal and shall be grateful if these suggestions are taken up for consideration at the next meeting of the Authority. We hope and trust that our request will merit your kind and positive consideration.

Looking forward to hearing from you and with kind regards,

Yours sincerely,


(D S Rawat)

Shri D Diptivilasa
Additional Secretary
Ministry of Urban Development
Government of India
Nirman Bhawan, C – Wing
Dr. Maulana Azad Road
New Delhi-110011

ENCL: As Stated

20/11
✓ S (DD) 21/11/12
USI

अवर सचिव का कार्यालय
AS (UD), Office
आफिस नं. 1555
21/11/12

ASSOCHAM

Suggestions for Allowing Group Housing in existing Industrial Areas with Maximum 20% for Commercial Activities

- The individual industrial plots, which meet the norms and provisions of Group Housing under MPD 2021 and are on 24mt ROW, should be given an option to develop Group Housing with applicable FAR (on the basis Group Housing FAR as in MPD 2021) on the entire plot with upto maximum of 20% area to be used for commercial use. The incentive of 1.5 times FAR which is permitted under notification S.E. no. 683(E) dated 1st April 2011 should continue to be extended under this scheme.
- These plots should be developed in accordance to the norms for Group Housing as under MPD 2021 and should pay all appropriate conversion and additional FAR charges, *applicable statutory clearances from the concerned and approval of the layout plan / building plans by the concerned local body. No amalgamation shall be allowed under this scheme*

The following points further elaborate the rationales for the above mentioned suggestions for conversion from industrial to residential usage:

1. This proposal will primarily address the housing shortage in Delhi, which has been recognized by MPD 2021 as the Housing shortage in Delhi is one of the prime concerns of MPD 2021
2. These plots on 24 mt ROW would be able to meet the space requirements of physical and social infrastructure required as per MPD 2021 in case of Group Housing
3. Also the traffic generation/ load will be much less in case of Group Housing than of the commercial development on entire plot
4. The total sum of areas of these larger plots, where Group Housing is allowed, will not exceed the proposed limit of 20% Residential component of total land under Industrial use in the city of Delhi.

5. It should be 'inclusive development' so as to achieve optimum utilisation of land. The provision of '*housing for industrial workers only*' would not be a viable proposition, as MPD 2021 allows only non-polluting, non-hazardous industrial activities, which are not labour intensive. Hence, number of Industrial workers living in the Industrial areas would be very limited. Allocating 20% area, only for industrial workers, would result in under utilization of the precious land resource. Moreover, once the Group Housing is allowed on these plots under MPD 2021 regulations, 15% of FAR would be dedicated for construction of dwelling units for Community Service Personnel/ EWS and lower category, over and above the main FAR, which would further cater to this segment of the society, resulting in no loss of housing provision catering to industrial workers.
6. Even Delhi Urban Arts Committee (DUAC) has recommended (copy of the DUAC letter dt. 08.12.2012 is attached herewith) that Group Housing activities may be permitted as part of redevelopment/ re-densification strategy in 'large industrial plots' only.
7. Hence, these proposals may be taken up and considered at the next meeting of the Authority so as to carry out necessary amendments in MPD 2021.