

Commr (Plg.)-I's Office  
Diary No G-866  
Date 30/11/12

अति आयु (योजना) एमपीओ  
डायरी नं० 2138  
दिनांक 05/12/12

3227-B  
29/11/2012

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

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 27<sup>th</sup> November, 2011

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

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
By.No. 1-269  
Dated 6/12/12

Subject:- Mid-Term Review of MPD 2021: Permissibility of Residential Group Housing with maximum 20% FAR of Commercial Activities.

Sir,

I am directed to forward herewith a copy of letter dated 19/11/2012 received from Secretary General, Associated Chambers of Commerce and Industry of India on the subject cited above for information and necessary action.

2. Kindly take into consideration the suggestion for Revision of MPD 2021.

Yours faithfully,

(Sunil Kumar)

Under Secretary (DDIB)  
Tel.No.23061681

Encl. as above.

Pl give the status

AD(PG) II

Discussed with Dir(Plg) MPR, as the suggestion has come after 31<sup>st</sup> May. This will be taken up in second phase. Keep in record in concerned file.

AD(PG) III MPR CO 14/12/12

Shri K. S. 13/12/12



THE ASSOCIATED CHAMBERS OF COMMERCE AND INDUSTRY OF INDIA

**D S RAWAT**  
Secretary General

ASSOCIATED CHAMBERS OF COMMERCE AND INDUSTRY OF INDIA  
22/11/12  
22/11/12

Shri Kamal Nath  
Hon'ble Union Minister of Urban Development  
Ministry of Urban Development  
Nirman Bhawan  
New Delhi -110001

may be examined  
PS to UDM

November 19, 2012

Respected Sir,

**Sub: Mid-Term Review of MPD 2021:  
Permissibility of Residential Group Housing with maximum 20% FAR for Commercial Activities**

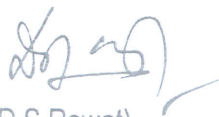
We would like to invite your kind attention to the existing provision of the Master Plan for Delhi 2021, permitting 100 % commercial activities on individual industrial plots abutting 24 m ROW with incentivized FAR of 1.5 times, on payment of conversion and additional FAR charges. In such plots residential Group Housing development should be allowed with FAR of 1.5 times with commercial usage on maximum 20% of FAR.

This will ensure adequate provision for residential accommodation adjacent to the upcoming offices and commercial spaces and rationalized provision of basic infrastructure facilities.

**We are enclosing a detailed note on the subject for your kind perusal. We shall be grateful for your kindly considering our suggestions on the subject.**

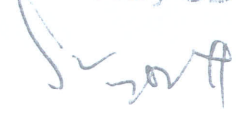
Looking forward to hearing from you and with kind regards,

Yours sincerely,

  
(D S Rawat)

**Encl: As stated**

Secretary UD





22/11/12  
TS/DM  
22/11/12  
USI

**Sub: Permissibility of Residential Group Housing with Maximum 20% FAR for commercial activities, in industrial plots on 24 Mtr ROW, where 100% commercial activity is already permitted**

---

Following is the rationale 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, and is one of the prime concerns of MPD 2021. This proposal will enable creation of housing stocks in already developed existing built-up area.
2. These plots on 24 m 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. Traffic generation / load will be much less in case of Group Housing than that in case of commercial development on entire plot.
4. The total sum of areas of these larger plots, where Group Housing is to be allowed, will not exceed the proposed limit of 20% Residential component of total land under Industrial use in the city of Delhi
5. As per MPD 2021 Hostels, Night shelter, Old age homes are permitted in the Industrial Areas. Further, in the Review of MPD 2021, permission for Hospitals in Industrial Areas has been proposed (Public Notice dated October 1, 2012). These Use Premises are allowed to meet temporary / transit accommodation needs of the community at large. Hence, allowing residential Group Housing in industrial plots would just be a natural progression of next level of Use Premises, in the same use Zone "RD-Residential".
6. 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 suitable and viable proposition, as MPD 2021 and Supreme Court directive allow 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.

7. 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.

We believe that this proposal will prove to be effective addressing the housing shortage, which is one of the prime objectives of MPD 2021 and therefore, the following suggestions are submitted for consideration and appropriate modifications in the Master Plan for Delhi 2021:

1. The individual industrial plots which meet the standards and norms of Group Housing under MPD 2021 and are located on 24 mt. ROW, should be given an option to develop Group Housing with applicable FAR (on the basis of Group Housing FAR and the Master Plan norms) on the entire plot with upto maximum 20% of 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 also be extended under this scheme."
2. The Owners / Beneficiaries of plots approved for Group Housing schemes shall pay the applicable conversion charges, additional FAR charges and shall obtain all necessary statutory clearances from the concerned agencies and approval of the layout plan / building plans by the concerned local body. No amalgamation should be allowed under this scheme.