

अति. आ. (प्रा.) एमपीएड
21/12
27/11/12



The Federation of Hotel & Restaurant Associations of India

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Vice President : D. S. Advani
Vice President : Garish Oberoi
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Secretary General : M.D. Kapoor

November 21, 2012

TRUE COPY

The Hon'ble Minister of Urban Development
and Parliamentary Affairs
Government of India
Nirman Bhavan
New Delhi-110011

MPD Review 2021
may pl. be examined
22/11

Kind attention: Shri Kamal Nath

Subject: Review of Master Plan for Delhi 2021 with reference to Hotels in the NCT of Delhi.

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

Respected Sir,

As you are kindly aware the Federation of Hotel and Restaurant Associations of India (FHRAI), vide its various letters addressed to your goodself has already made some important suggestions for the review of Master Plan for Delhi 2021, which we are confident are receiving a favourable consideration in the Ministry of Urban Development and the DDA under your able guidance.

In the meantime, we have further reviewed the position on various requests received from our constituent hotel 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". It is suggested 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)

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. L-274
Dated 10-12-12

अति. आ. (प्रा.) एमपीएड
उपरी सं. 27/13
दिनांक 22/11/12

SC (1/8)
for 22/12

This has been discussed with
Comm(Pig). Issues pertains to
MPR section about review of
MPD 2021 provision

AC (AP & MR)

for Em
meeting
Start
10/12

(Lecela) team
understand the
issues
Comm (Plan)

-2-

Sir, the idea of allowing commercial use of some part of the FAR in a hotel is to enable it to generate income from sale of commercial space which can help it to reduce the overall cost of the project. We would, therefore, request that residential use is also allowed within the said 20% of FAR already permitted to enable the hotel to be commercially viable and, therefore, lower their tariffs to be internationally competitive. This is specially required due to India's image in the international tourism market as a high cost destination vis-à-vis other competing neighbouring destinations like Thailand, Malaysia, Singapore and Indonesia.

Sir, including the aforesaid suggestion, FHRAI has already made the following suggestions:-

- (i) FAR for hotels in the NCT of Delhi may be increased from 225 to 500.
- (ii) 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.
- (iii) The following hotel-specific services may be allowed to be located in the basement of the Hotel without counting in FAR.

"Laundry, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, provisions/housekeeping store and Cold storage".

- (iv) 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.
- (v) 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:-
 - (a) Ground coverage from 30% to 40% as permitted currently for Hotels.
 - (b) FAR from 120 to 300;
 - (c) Parking standards from the present 2 ECS to 1.67 ECS(1.25 as further suggested) per 100 sq.mts. of floor area;
 - (d) Additional 10% ground coverage for atrium of which 25% shall be counted towards FAR;
 - (e) 20% of the FAR may be used for commercial purposes.

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- (vi) 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 favourably and the necessary modification made in the MPD-2021:

Thanking you

Yours faithfully

For Federation of Hotel and Restaurant Associations of India.



Secretary General

Encl:

- ✓ Cc: The Secretary, Ministry of Tourism, Government of India, Transport Bhavan, New Delhi-110001- with the request to kindly strongly recommend our request to the Ministry of Urban Development, Government of India.

S.O. 2034(E) Dated 12th August 2008
 Notification No. K-12011/5/2007-DD/B. **ANNEXURE - B**

Table 5.4: Development Control-Commercial Centers of (c) Hotels shall be modified to read as under:

Use/use premises	Maximum Coverage (%)	FAR	Height (mts.)	Parking Standards ECS/100 sqm of floor area	Other controls
(c) Hotels	40	225#	NR*	3@	(i) Maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR. (ii) Maximum 20% of the FAR can be used for the Commercial Offices, Retail & Service Shops. (iii) The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.

NR*-No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.

FAR#- In respect of all hotels except those located in LBZ area, Civil Lines Bungalow Area and Hotels existing on heritage structures.

@- In respect of hotels where the building plans stand sanctioned prior to 27.1.2006, parking standard of 3 ECS for 100 sqm of floor area shall be applicable only for the additional FAR which will be availed consequent upon amendment to MPD 2021. In respect of hotels where the building plans have been sanctioned on or after 27.1.2006, the parking standard of 3 ECS for 100 sqm of floor area shall be applicable to the entire plot.