

अति आधुनिक (योजना) एमपीए
आयरी नं० 2222
दिनांक 12/12/12

Comrar (Pig.)

Diary No

A-964 ✓
11/12/12

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
Dy.No. L-282
Dated 13/12/12

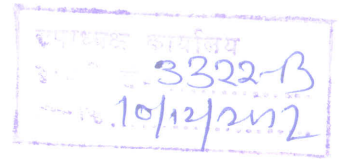
निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 7th 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



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

Sir,

I am directed to forward herewith two letters dated 21/9/2012 and 19/11/2012 received from ASSOCHAM, 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 to the Association under intimation to this Ministry. The suggestions may kindly be taken into consideration.

Yours faithfully,

(Sunil Kumar)

Under Secretary (DDIB)

Tel.No.23061681

Encl.: As above

pl. give the status for reply. 13/12

AD(PG) II

This issue will be dealt in second phase as received after 31st May. Keep in record in concerned file.

AD(PG) III MPR

Shikha
17/12/12

10 pl. keep it in the concerned file and update it in the master sheet.

Shikha
17/12/12

D S RAWAT
Secretary General

Dr. Sudhir Krishna
Secretary
Ministry of Urban Development
Nirman Bhawan
New Delhi -110001

7/11/12
20/11/12

November 19, 2012

Dear Sir,

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

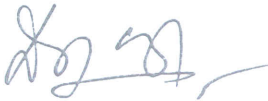
We would like to invite your kind attention to the existing provision of the Master Plan for Delhi 2021, permitting 100 % commercial activities on individual industrial plots abutting 24 m ROW with incentivized FAR of 1.5 times, on payment of conversion and additional FAR charges. In such plots residential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

AS (y/d) m call
S. M. A.

2/12
VSCDD

21/11/12 US III

DD-I (IB)



THE ASSOCIATED CHAMBERS OF COMMERCE AND INDUSTRY OF INDIA

D S RAWAT
Secretary General

Dr. Sudhir Krishna
Secretary
Ministry of Urban Development
Nirman Bhawan
New Delhi -110001

November 19, 2012

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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.

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(D S Rawat)

Encl: As stated

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.

D S RAWAT
Secretary General

Dear Dr. Krishna 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.

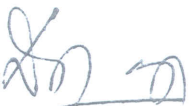
We understand that in the recent meeting of Management Action Group held at DDA, these points were discussed. However, the core issues as mentioned in our aforesaid representation have not been addressed adequately.

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)

Dr. Sudhir Krishna
Secretary
Ministry of Urban Development
Government of India
Nirman Bhawan, C – Wing
Dr. Maulana Azad Road
New Delhi-110011

ENCL: As Stated

AS (UP)

S-2012

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J. S. D. D.

21/11/12

US III
DD I (IB)

D S RAWAT

Secretary General

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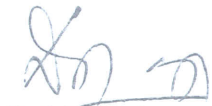
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Looking forward to hearing from you and with kind regards,

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(D S Rawat)

Dr. Sudhir Krishna
Secretary
Ministry of Urban Development
Government of India
Nirman Bhawan, C – Wing
Dr. Maulana Azad Road
New Delhi-110011

ENCL: As Stated

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.