

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. L-290
Dated 18-12-12

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17/12/12

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 6th December, 2012

To

✓ 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: Allow Residential Group Housing with maximum 20% FAR for Commercial Activities in Industrial Plots on 24 mts ROW, where 100% commercial activity is already permitted and which also meets the Group Housing norms as per MPD 2021

Sir,

I am directed to forward herewith a copy of representation dated 14/11/2012 received from PHD Chamber of Commerce and Industry, 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 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

This is regarding

Mid term review

to be seen by AC (MPD) & MPD

AC(MPD & UD)

18/12
AC(MPD)

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PHD CHAMBER OF COMMERCE AND INDUSTRY

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

Sr. Secretary
Infrastructure, Energy, Housing & Urban Development Committee

Plan-15-
14th November 2012

Mr. Kamal Nath
Hon'ble Minister of Urban Development
Ministry of Urban Development
Govt. of India
Nirman Bhawan
New Delhi-110001

74/130
16/11/12

Dear Dr. Siddharth Khanna,

Sub: Mid-term review of MPD 2021: Allow Residential Group Housing with maximum 20% FAR for Commercial Activities in Industrial Plots on 24 mtr ROW, where 100% commercial activity is already permitted and which also meets the Group Housing norms as per MPD 2021

We have been regularly receiving feedback from our members on the issue of residential land use as treated in the MPD 2021. We have been taking up the matter with the concerned authorities, with mixed results (copies attached: letters dated 18/10/2012, 18/9/2012, 12/6/2012, 2/3/2012 and 22/12/2011) (22/11/2011).

Our members strongly feel that the matter deserves your kind intervention to take it forward in a meaningful manner.

May we 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. This provision needs modification to the effect that in such plots residential Group Housing development can 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.

We believe that this proposal would go a long way in addressing the housing shortage, which is one of the prime objectives of MPD 2021. As such the following suggestions are submitted for consideration and appropriate modifications in the Master Plan for Delhi 2021:

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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 modification mentioned in point no. 1 also means that all such plots that avail of this modified clause allowing Group Housing schemes shall attract the applicable conversion charges and additional FAR charges.
3. Infrastructure constraints dictate that this modification allowing Group Housing schemes in Industrial plots can be applied only to large industrial plots, say 5 acres and above of standalone plot sizes. To ensure that this amendment does not result in small and chaotic residential developments that put undue pressure on existing infrastructure, amalgamation of smaller size plots may not be allowed.

We hope that the above mentioned suggestions would merit your kind attention. We request for your kind intervention in carrying out necessary amendments in the MPD 2021 so as to enable the implementation of the above proposals in totality.

Yours sincerely



(Dr. Ranjeet Mehta)

Cc to : Dr. Sudhir Krishna, IAS
Secretary
Ministry of Urban Development
Government of India
Nirman Bhawan
New Delhi-110001

Encl.: Copies of earlier representations dated:

- October 18th, 2012,
- September 18th 2012,
- June 12th 2012,
- March 2nd 2011,
- December 22nd 2011
- November 22nd, 2011

39/1



PHD CHAMBER OF COMMERCE AND INDUSTRY

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

Plan-15-1761
18th October, 2012

Commissioner-cum-Secretary
Delhi Development Authority
'B' Block, Vikas Sadan,
New Delhi 110023

Dear Sir,

**Sub: MPD 2021: Objection / Suggestion in response to the public notice
dated October 1, 2012 in r/o the proposed modifications**

This is in response to the Public Notice dated October 01, 2012, inviting Objections / Suggestions in respect of the proposed modifications in Master Plan for Delhi 2021. Our members have sent us certain suggestions for the proposed amendments in the Master Plan. The suggestions, with reasoning are as under:

1. The previous policy of industries for NCT of Delhi focussed on encouraging manufacturing sector in Delhi and creating employment with minimum strain on Delhi's scarce resources which resulted in increase in secondary sector income from 25% in 1982 to 80% in 1999-2000. However, post 2000 the reversal of trend was witnessed, and the share of secondary sector diminishing to 20% and share of tertiary sector taking over by 80%. This trend has mirrored the transition of the country to a service sector dominated economy with the leaps taken in technology sector. Globalisation of the economies, preference for outsourcing to low cost destinations and India's pool of educated and English speaking workforce led to emergence of the country as a major IT, ITeS and outsourcing destination.
2. Industrial Policy for Delhi 2006 prescribed for development of industrial areas with the intentions to encourage the concept of 'walk of work'. This required that the housing for the people working in the Industrial Areas should have been provided in these areas. However, the Master Plan for Delhi did not address this issue and does not provide for development of any residential housing in industrial areas, when most of the polluting industries have been shifted out of Delhi and these industrial areas (Planned / Unplanned industrial clusters) have been identified for

349/L

conversion to commercial use and redevelopment based on the notified policies with enhanced incentivised FAR.

3. In present scenario Trade, Commerce and Industry are interlinked sectors and this relationship has to be effectively translated in physical development in Delhi with appropriate share dedicated to residential development for the modern workforce. It is pertinent to mention here that the past two Master Plans for Delhi covering a period of 40 years had emphasized and continued with the policy of segregated land uses (residential, commercial, industrial, public and semi public etc.) while most of the western and south eastern countries have adopted the concept of flexible and mixed land uses for major cities including capital cities, responding to market requirements. Even Mumbai has to an extent duly recognised the concept and is being developed on similar concept. However, Delhi happens to be an exception in view of Policy Makers and Planners, which due to non clarity on the subject matter has resulted in unauthorised colonies and industrial development. Although, Master Plan for Delhi 2021 has stipulated the policies for regularization of the unauthorised colonies and industrial clusters including planned industrial areas, it is felt that much more has to be done to address the issues to make Delhi a world class city by adopting the latest concepts based on international and market trends. The city has an effective mass public transportation in the form of Delhi Metro, but much needs to be done for restructuring of the land uses and redevelopment along metro corridors.
4. The proposed amendment in Master Plan for Delhi 2021 stipulates the following:

Inclusion of **"2. Residential – 20%"** in the Table 7.2 of the Chapter on Industries and addition of following below the table.

Note: In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities. Following break up for Industrial housing:

- i) Industrial Worker: 80% of DUs housing (category I of MPD -2021)
- ii) Entrepreneurs / Supervisor: 20% of DUs (category II and III of MPD-2021)

5. The MPD 2021 policy interventions allow conversion of industrial plots for commercial use, which are going to accommodate the IT and ITeS in these areas through the process of redevelopment. These industrial areas have duly been slated for redevelopment accordingly in future and hardly there will be any kind of manufacturing activities in the areas. Hence, the concept of reservation of land for Industrial Workers (Category I of MPD-2021) and Supervisors (Category II and III of MPD 2021) in the proposed residential development is not justified in such areas. Therefore, residential development in the form of group housing based on market demand / requirements, as per the policy stipulations of the Master Plan should be duly considered, which will create the requisite housing stock for the requisite categories with reservations in these areas, with necessary clearances and approvals from the concerned environmental agencies. It is apprehended that this kind of strict category wise reservations will not help in achieving the desired results and the housing stock for the needy. Moreover, by allowing group housing, the stipulated housing stock for the low income category (15% of the FAR) will be generated for providing Community Service Personnel housing. Even Delhi Urban Arts Commission has recommended that Group Housing activities may be permitted as part of redevelopment / re-densification strategy in large industrial plots only, without any kind of category wise reservation.

Once the Group Housing is allowed on these plots with MPD 2021 norms, 15% of FAR would be dedicated for construction of dwelling units for Community Service Personnel / EWS and lower category, over and above the permissible FAR, which would cater to this segment of the society. Hence there would be no deficiency of housing for industrial workers.

It is therefore suggested that residential housing development in industrial areas should be independent of the category wise reservations.

The following amendment in MPD 2021 has also been proposed vide the Public Notice dated October 01, 2012, inviting Objections / Suggestions.

- 349
1. In Chapter 17.0 DEVELOPMENT CODE, Table Sub Clause 8(2) – Permission of Use Premises in Use Zones, under Column 'M' in Use Premises RD – Residential, alphabets 'NP' to be replaced by alphabet 'P'.

Clause 8: Sub Clause 8(2) Permission of Use Premises in Use Zones.

Existing Provision:

S.No.	Use premises	Use Zones				
		RD	C1	C2	M	PSP
M. INDUSTRY						
1.	Industrial Plot, Flatted Group Industry	P	N	N	P	N
		-	P	P	-	P

Suggestion - Proposed Amendment

S.No.	Use premises	Use Zones				
		RD	C1	C2	M	PSP
RD RESIDENTIAL						
1.	Group Housing	P	P	NP	P	P

2. In Clause 3.3 the para may be reframed as under.

"The scope for development of urban extensions on a large scale is restricted due to limitations of buildable / urbanizable land in Delhi. Therefore, the option of redevelopment through a process of reorganization, **permitting limited mix of land uses** and utilisation of the land already developed will be a major element of the overall city development plan.

A redevelopment strategy **including limited permissibility or mixing of land uses** for accommodating more population in a phased manner is to be taken up on priority in all use zones for efficient and optimum utilization of the existing urban land, both in planned and unplanned areas. This would have to be based on provision of infrastructure viz. Water supply, sewerage, road network, open spaces and the essential social infrastructure. "

3. The following additional modifications are also required in MPD 2021 and in the Regulations and Guidelines for Redevelopment of Existing Planned Industrial Areas, to enable Group Housing in individual Industrial plots:

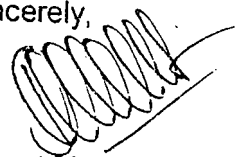
- a) In MPD-2021: In the notes after Table 7.3 , Chapter 7.0 industry, as point (vii) and
- b) Simultaneously in the Regulations and Guidelines for Redevelopment of Existing Planned Industrial Areas notified Vide S.O. No. 683 (E) dated 1st April , 2011, after para 2.1.2 as 2.1.3

Proposed Additions:

"Those 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 as per the Master Plan norms, by availing maximum up to 20% area 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."

"The Owners / Beneficiaries of plots approved for Group Housing schemes shall pay the applicable conversion charges, additional FAR charges, and should 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."

Yours sincerely,



(Dr. Ranjeet Mehta)

CC to : Mr. S K Srivastava
Vice Chairman
Delhi Development Authority
B Block, 1st Floor
Vikas Sadan
New Delhi 110 023

345/L

✓ **Mr. Ashok Kumar**
Commissioner Planning
Delhi Development Authority
5th Floor, Vikas Minar, ITO
New Delhi

18/10/12

Mr. Ashok Khurana
Engineer Member
Delhi Development Authority
B Block, 1st Floor
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New Delhi 110 023

344/C



Secretary

Infrastructure, Energy, Housing & Urban Development

PHD CHAMBER OF COMMERCE AND INDUSTRY

PHD House, 4/2 Siri Institutional Area
August Kranti Marg, New Delhi-110016 (India)Plan-15-1549
18th September 2012

Dear Mr Srivastava,

Subject: Clarification required for Allowing Residential Group Housing in Industrial Areas/Plots in Delhi with maximum of 20% area for commercial activities.

References:

- i. Our earlier Letter No. IP-15-3069 dt. 02.03.2012
- ii. Minutes of MAG (Common Platform for Building Approvals) and Advisory Committee of DDA, uploaded on DDA website.
- iii. Minutes of DDA Authority meetings dt. 12 March 2012 and 15 May 2012.

This has reference to our earlier Letter No. IP-15-3069 dt. 02.03.2012 with respect to allowing development of residential group housing in industrial areas/ plots. As the Master Plan for Delhi 2021 recognises shortage of 1.0 lakh dwelling units and additional requirement of 24.5 lakh dwelling units by 2021, it rightly states that around 40% of the housing need can potentially be satisfied through redevelopment / up-gradation of the existing areas. MPD 2021 further stresses upon the need for redevelopment of existing planned areas in view of limitation of buildable and urbanisable land in Delhi. The guidelines in this regard entail amalgamation of plots to meet minimum land requirement to permit group housing as per the Master Plan norms. In order to make available the buildable planned areas to meet the requirement, one of the options is to extend the permissibility of group housing to other 'use zones', in particular, the existing planned industrial areas, where presently commercial activities with enhanced FAR are permitted on specified roads.

It may be noted that in pursuance to the Hon'ble Supreme Court orders dated 10.5.1996 directing closure and relocation of large and heavy industries outside Delhi, large industrial lands are available for residential development, with incentive of enhanced FAR, while creating parks as open spaces conducive for such development. It is also pertinent to mention that housing for the workers / staff had been a part of large industrial estates in master plan policies of various cities.

Master Plan for Delhi 2021, duly recognizing the need of the time, has provided innovative approaches to meet the changing requirements in consonance with the best international practices like the concept of synergy between transportation and land uses, inclusive compact development, Mass Rapid Transit System, application of Transferable Development Right, etc. The concept of Transit Oriented Development, well known and practiced internationally is being introduced in Delhi for effective land utilisation and transportation for sustainable development. Mumbai, pioneer in effective utilization of land potential, has categorised the old / dilapidated industrial areas / Textile Mills for permitting residential and commercial development.

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Therefore, in case of Delhi, 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 of Group Housing FAR as in MPD 2021) 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 continue to be extended under this scheme. This is suggested in view of the fact that the requisite social and physical infrastructure requirement for the resident population in the area could effectively be met by limiting the plot size for Group Housing to and above.

The review of Master Plan should be effectively utilized as a platform to address the key issue of Housing shortage in the city of Delhi. In this reference we had sent above-mentioned letter (copy enclosed) with suggestion for consideration of DDA. The minutes of various meeting of Management Action Group on "Common Platform for Building Approvals", uploaded on DDA Website have been reviewed by us.

Our representation vide above-mentioned letter, regarding the subject cited above, was considered and discussed in the first meeting of "MAG for "Common Platform for Building Approvals" dt. 12.12. 2011. While going through the minutes dt. 28.12.2011 of this meeting, as well as the minutes dt. 15.02.2012 of third meeting of Advisory Committee dt. 12.01.2012, following facts have been observed:

1. In Table 7.2: Norms for Land Distribution in Industrial Areas of MPD 2021, it is proposed to insert "Residential" Use premise to the tune of 20% in overall Land Distribution of Industrial Areas, (Annexure-1). Also in case of 'Residential' Use premises regulations for Group Housing have been stipulated. This is an enabling proposal to our suggestion vide above referred letter.
2. In Chapter 17 – DEVELOPMENT CODE of MPD 2021, in clause 8, sub clause 8(2) PERMISSION OF USE PREMISES IN USE ZONES, use Zone RD (Residential) has been permitted in use Premises Industrial plot/flatted group industry, (Annexure-1). This is another enabling proposal to our suggestions as referred above.

Further, in the minutes of Authority meeting dt. 12 March 2012, procured through RTI by us, the following is mentioned vide ITEM No. 29/2012:

1. "Hon'ble Lt. Governor has stated the representations have been received from ASSOCHAM and Chamber of Commerce. Several industrial centers have been closed in outer zones for various reasons. Use conversion charge may be levied for larger plots and residential accommodation permitted with higher FAR.

Though housing within industrial areas should preferably be in a designated area, residential component within larger plots could be allowed. However, this would need further detailed

consideration". It is again in line of our suggestions and is a step further in allowing Group Housing in Industrial areas.

In the Authority meeting dt. 15 May 2012, It was further recorded vide ITEM No. 30/2012 that "The request of Shri Subhash Chopra to incorporate the following in the minutes for agenda Item No. 29/2012 of the meeting of the Delhi Development Authority held on 12.5.2012 was approved by the Authority:

- 20% area be allowed for housing in plots of 1000 Sq. Meters and above.
- Group Housing be allowed in plots of 3000 Sq. Meters and above as allowed in Residential colonies in MPD 2021.
- Group Housing with 1.5 times FAR incentive be allowed in plots of 5 acres and above as allotted for commercial use. Shri Subhash Chopra also cited an example of how this had been successfully allowed by Govt. of Maharashtra in plots of Textile Mills in Mumbai where also Incentive FSI has been permitted in order to address the shortage of homes."

Since Individual Industrial plots on 24mts ROW are permitted 100% commercial use on payment of conversion and additional FAR charges with incentivized FAR of 1.5 times. Hence 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.

While observing the above, we realised that there has been deviations from what we have proposed and what is being considered by the authority. These deviations may impact adversely in addressing the key challenge of meeting Housing shortage in Delhi.

We would like to further reinstate our suggestions pertaining to subject mentioned above:

1. 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 of Group Housing FAR as in MPD 2021) 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 continue to be extended under this scheme.
2. 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

Keeping in view all of the above, we would like to mention the following:

- This scheme will be feasible practically and viable technically only on larger plots on 24m ROW, because these larger plots would be able to meet the space requirements of physical and social infrastructure required as per MPD 2021 in case of Group Housings. Also the total sum of areas of these larger plots where Group Housing will be allowed upto 20% of the proposed Residential component of total land under Industrial use in the city of Delhi, as proposed in modification in Table 7.2 of MPD 2021.
- Even Delhi Urban Arts Committee has recommended (a copy of the DUAC letter dt. 08.12.2012 is attached herewith) that Group Housing activities may be permitted as part of redevelopment/redensification strategy in large industrial plots only.
- This should be inclusive development which allows all income groups so as to achieve optimize utilisation of land.
- The provision of housing for industrial workers only would not be a viable proposition, since MPD 2021 allows only non-polluting, non-hazardous industrial activities, which are not labour intensive. Hence number of Industrial works 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, when Group Housing is allowed on these plots with MPD 2021 regulations, 15% of FAR would be devoted for construction of dwelling units for Community Service Personnel/EWS and lower category, which would cater to this segment of the society. Hence there would be no loss of housing provision for industrial workers category.
In this regard, our experts have done an in-depth study on the subject and have suggested the attached modifications (annexure A) in MPD 2021 to enable the proposal, practically implementable.

We look forward to favourable consideration of our above suggestions.

Yours sincerely,


(Dr. Ranjeet Mehta)

Mr. S K Srivastava
Vice Chairman
Delhi Development Authority
B Block, 1st Floor
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New Delhi 110 023

CC to: Mr. Ashok Kumar
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Dr. S P Bansal
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Dr. Sudhir Krishna, IAS
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Mr. D. Diptivilasa, IAS
Additional Secretary
Ministry of Urban Development
Government of India
Nirman Bhawan, Maulana Azad Road
New Delhi 110 011

Encl.: Annexure 1: Suggested Modifications in the Master Plan Delhi 2021

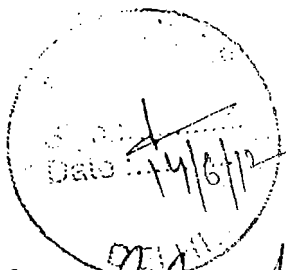


PHD CHAMBER OF COMMERCE AND INDUSTRY

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

Secretary

Infrastructure, Energy, Housing & Urban Development



IP-15-(Inf)-661
12th June 2012

Honourable H.G. Gaur

Subject: Suggestions for modifications in Group Housing Density norms of MPD 2021

Dear Sir/Madam,

In continuation of our earlier letter No. IP-15-(Inf)-2211 dtd. 22nd November 2011, we would like to draw your kind attention to the following proposal, which has emerged after discussion in Management Action Group on common platform & building approval meetings held subsequent to our above mentioned letter:

PROPOSAL:

There should be different density norms for existing urban areas and new urban areas. Thus following modifications are suggested in MPD 2021:

a. EXISTING URBAN AREAS:

- i. In existing urban areas, the option should be given that net residential density should be followed in consideration of surrounding area gross residential density. A relook in the gross residential density norms for each area where significant measures are taken up by authorities to support the additional density, may be done

OR

- ii. Density norms as in MPD 2021 today, with a concession of 25% to 50% on lower side, for existing urban areas, based upon the surrounding area gross residential density
- iii. **PERSONS PER DWELLING UNIT NORM:**
In order to rationalise the density norm, the persons per dwelling unit norm should be revised to 5.5 persons per Dwelling Unit for existing low density areas

b. NEW URBAN AREAS:

- i. The dwelling unit size based density norms for Group Housing as provided in MPD 2021 should be applicable only to new urban areas
- ii. The Density variation should be comparable with that of plotted development, i.e. +/-30%. (in place of present +/- 10%)

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325/C

c. TREATMENT OF SERVANT'S ROOM:

- i. The following provision, as in case of Cluster Court Housing in MPD 2021, should be extended to Group Housing norms also –
"the provision for a servant's room as part of the dwelling unit within permissible coverage and FAR should be allowed with maximum size of servant quarter as 25 Sqm". The same should not be counted as a separate DU for the purpose of density

In this connection, please find enclosed a detailed note along with rationales on Residential Density Norms in MPD 2021. Same is attached herewith for your reference.

SUGGESTIONS FOR RESIDENTIAL DENSITY NORMS IN MPD 2021

BACKGROUND:

1. MPD 2021 has envisaged new residential density norms for Group Housing based upon the sizes of dwelling units.
2. In Clause 3 "DELHI URBAN AREA-2021", in MPD 2021, a three pronged strategy is recommended to accommodate the projected population of Delhi by 2021 –
 - a. *To encourage the population to deflect in the NCR towns;*
 - b. *To increase the population holding capacity of the area within existing urban limits through redevelopment, and;*
 - c. *Extension of the present urban limits to the extent necessary.*
3. Further, in order to "increase the population holding capacity of existing urban areas", the MPD 2021 has proposed various measures of redevelopment including *"...redensification of housing areas developed at lower densities and along certain sections of metro corridors..."* with *"augmentation and rationalization of infrastructure – physical and social"*.
4. In same chapter, "Table No. 1 : Zone wise Estimated Holding Capacity of Existing Urban Areas", which shows that out of total estimated population of 230 Lakh, 153 Lakh population can be accommodated in existing urban areas by 2021. The remaining 77 Lakh will be accommodated in the new planned urban extensions.
5. In Housing Strategy of MPD 2021, emphasis has been laid upon the optimum utilization of land with a view to increase Net Residential Density.
6. In MPD 2021, As per Clause 4.2 of Housing Strategy, it is envisaged that *"...a fixed density could lead to under utilization of FAR or imposition of artificial limits to optimal use of land, which is a scarce commodity"*. Based upon this argument the MPD 2021, for the first time, has introduced the density norms with corresponding category of dwelling unit (DU) sizes, in order to provide *"....norms that should provide option to achieve*

density and FAR both in ground + 3 or 4 storied walk up structures, without lifts or in high-rise construction."

7. The density norm of MPD 2021 provides different density for DU size, upto 40 Sqm, 40 to 80 Sqm and above 80 Sqm.
8. **Contrary to this argument for dwelling unit size based on density norms**, it is observed that for different sizes of Dwelling Units in a category, **full FAR is could not be achieved** if these density norms are followed. In other words, to achieve the density of a particular category, full FAR is not achievable except for sizes of DU nearer to the upper range in each category. The same is illustrated in the following table (for a ONE Ha Plot of Group Housing having 200 FAR):

Sl. No.	DU Size range (Sqm)	Density (DUs/Ha)	+/- 10% Variation (DUs/Ha)	DU Size (Sqm)	Density assumed (DUs/Ha)	FAR achieved (Sqm)	REMARKS
	A	B	C	D	E	F=D x E	
1	Upto 40	500	450 to 550	40	500	20000	FAR achieved
				38	526.31	20000	FAR achieved
				35	550	19250	FAR not achieved
2	40 to 80	250	225 to 275	80	250	20000	FAR achieved
				76	263.16	20000	FAR achieved
				72	275	19800	FAR not achieved
3	Above 80	175	157.5 to 192.5	81	175	14175	FAR not achieved
				81	192.5	15592.5	FAR not achieved
				100	192.5	19250	FAR not achieved
				114.29	175	20000	FAR achieved

9. On the ground, the reality is different from what has been envisaged by MPD 2021. The existing urban areas of Delhi were developed over the years based upon the successive development policies of MPD 1962 and MPD 2001. The situation on ground is an outcome of these policies including density provisions.
10. Traditionally, the MPD 1962, provided two types of residential development – plotted (row, semi-detached and detached houses) and group housing (two floors or multi storied). The density for plotted development was based upon specified densities in each zone, mentioned in Land Use Plan with 15% variation on either side, which was based upon the best practices in planning. The maximum numbers of floors allowed were two with optional 'Barsati' floor for two families only. On roads of 80 feet wide ROW, on

plots sizes 300 Sq yards and above, full three floors and Barsati floor were allowed for **two families only**. The gross residential densities varied from 25 persons per acre to about 200 (approx. 62.5 persons per Ha to 500 persons per Ha). For group housing the gross residential densities specified were from 25 persons per acre to 250 (approx. 62.5 persons per Ha to 625 persons per Ha). These translated to maximum approx. 140 dwelling units per Ha.

11. Accordingly, provision of trunk infrastructure was also made in each area, based upon these area density norms.
12. In MPD 2001, while for plotted development multi-family dwelling units concept was adopted and corresponding to various sizes of plots maximum 13 dwelling units were allowed on three storied houses. On plots having sizes more than 250 Sqm and above on 24m wide roads, the maximum number of dwellings permitted was upto 19 DUs. In case of group housing the net housing density was kept as 140 DUs per Ha (later enhanced to 175 DUs/Ha) taking into the consideration the gross residential density of that area. This meant that density was to be equal to (or 15% variation of) either gross residential density of that area or the prescribed density, as above, whichever is less.
13. In order to ensure optimal utilization of land and based upon the land holding capacity, the gross area density for each area of the city was specified in the Master Plan 2001.
14. Until MPD 2001 ample flexibility was available in terms of dwelling sizes and numbers, which used to correspond to the utility infrastructure of that area.
15. The higher density norms of MPD 2021 in areas where surrounding area density is low, a large number of flats resulting out of these higher density norms will put undue strain on the utility infrastructure such as, water supply, sewerage, drainage, electricity and traffic and transportation system and social infrastructure such as community facilities of that area which had been laid based upon the gross residential density of that area.
16. These higher residential density norms of MPD 2021, if followed for new development in existing areas, would lead to sudden increase in density where surrounding area density is low. Hence there will be miss-match in typology of dwelling units in that area and the urban design would be affected.
17. Hence the objective of MPD 2021 i.e. redensification of existing urban areas would not be achieved in comprehensive terms and unbalanced development would result due to these dwelling unit size based density norms.
18. It is therefore suggested that in existing urban areas, the gross residential density should be followed.
19. In order to rationalise this density norms and to cater to the bigger dwelling unit requirements for joint/bigger families, the norm of persons per dwelling unit need to be

335/4
revised to 5.5 persons per dwelling unit. This would facilitate provision of bigger dwelling units within the prescribed gross area density norms (persons per hectares).

We sincerely hope that you would give due consideration to our suggestions so that anomaly of present density norms is reduced to minimum.

Yours sincerely,



Dr. Ranjeet Mehta

✓ **Mr. Tejendra Khanna**
Hon'ble Lt. Governor, Delhi
Lt. Governor's Secretariat
Raj Niwas
Delhi 110 054

Mr. Kamal Nath
Honble Union Minister of Urban Development
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Nirman Bhawan
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PHD CHAMBER OF COMMERCE AND INDU

PHD House, 4/2 Siri Institutional
August Kranti Marg, New Delhi-110016

Secretary
Infrastructure, Energy, Housing & Urban Development

IP-15-3069
2ND March, 2012

Honourable Minister,

**Sub: Allow development of Residential Group Housing in the
industrial area/ plots in Delhi.**

We understand that land is a scarce resource in Delhi and with the rising demand in housing units, it has been observed that there is a huge gap between demand and supply of residential units in Delhi.

Keeping in view, we have recommended some novel views, enclosed herewith, which may help to bridge the gap.

We strongly believe that there is a dire need to allow development of Residential Group Housing in the industrial area/ plots in Delhi.

With warm regards,

Yours sincerely,

DR RANJEET MEHTA

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

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Min. of Urban Development
Nirman Bhawan
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Residential Use in Existing Industrial Areas/ Plots

1. All previous Master Plans of Delhi were prepared based upon the pattern of residential development prevalent at that particular time and requirement of augmenting existing developed areas and finding new areas for future development of housing. MPD 2021 recognizes the fact that there is a net housing shortage of about 1.0 Lakh houses/dwelling units in Delhi. Moreover, the estimated additional housing stock required by 2021 will be as large as 24 Lakh dwelling units. Thus, the basic shortage in Delhi is of Housing. 50% of the population in Delhi resides in slums or unauthorized colonies. It is therefore a matter of paramount importance that housing stock of Delhi is increased exponentially and through all innovative measures that can be implemented in a planned manner.
2. The character of the city of Delhi has changed. As the National Capital, it is no longer a manufacturing city, but more so a trading centre, a distribution hub, an educational and medical centre, a IT service provider centre as well as the city of various governments and government institutions. All these activities require provision of housing rather than industrial manufacturing premises.
3. It has also been recognized in MPD 2021 that around 40% of housing needs can potentially be satisfied through redevelopment/up-gradation of existing areas of Delhi. Para 3.3 of MPD 2021 stresses upon the need for redevelopment of existing planned areas in view of "limitation of buildable and urbanisable land in Delhi." This redevelopment may not be kept limited to existing residential areas but may be extended to other Use Zones also, to meet the target.
4. A number of industrial estates were set up in the city of Delhi in the early 1950s, 1960s and 1970's. Due to expansion of the city, these industrial estates have become a part and parcel of composite areas surrounded by residential colonies. Many examples can be quoted: Wazirpur, Janakpuri, Mayapuri, Okhla, Naraina, Mohan Co-operative Industrial Estate, etc. In these circumstances, Industrial Estates have virtually become commercial centres housing Banquet Halls, Showrooms and Commercial Offices. The Government of Delhi and Government of India have taken a final step vide notification

337/L

dated 01.04.2011 to ensure that legally permissible commercial buildings are made on plots of 1000 sq. mtrs and above in industrial areas with requisite incentives. But the problem of shortage of housing remains all over Delhi.

5. However, Residential areas have been further shrunk under the same MPD 2021 by stipulations of Chapter – 15 of MPD 2021: Mixed Land Use. By this, commercial uses have been permitted on notified roads in residential areas. This has resulted in more supply of commercial spaces at the cost of residential spaces. Unauthorized use of houses for illegal (and often polluting) tiny-scale manufacturing units has further compounded the problem.
6. Pursuant to the Hon'ble Supreme Court's Order dated 10.05.1996, large Industrial lands have been made available for redevelopment because of closing and relocation of large and heavy industries. All these lands are surrounded by large tracts of green areas and are conducive for residential/ mixed development. In fact, staff housing has traditionally been part of large industrial estates, and hence residential use has been existing in such Industrial areas/ plots of large size.
7. Only non-hazardous industries are allowed in Delhi now. Units are basically being used for IT and trading purposes and not much of manufacturing activity is taking place in many industrial units. It has been provided in MPD 2021 that "Industrial Units/Plots abutting 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges The activities permitted in local shopping centers will be permitted in such plots." These Industrial areas and large industrial plots can easily be put to use for augmenting the housing and offices supply which will make them ideally suited for establishing the eco-friendly walk-to-work culture in these areas.
8. In terms of Chapter 17, sub clause 8 (2) of MPD 2021, Old Age Homes, Hostels, Night Shelters, etc. are already allowed in Industrial Use zone. Since these uses are residential by nature, the same logic can be extended to allowing residential development in the Industrial Land Use Zone too.

9. Para 7.6 of MPD 2021 lays down that "there is a need for modernization and up-gradation of the existing industrial areas with due regard to environmental consideration. Since several of the areas are located along the Mass Public Transport Corridors such as Delhi Metro, BRT corridors and proposed Regional Rapid Transport System (RRTS), there is also a need for optimizing the use around these areas through the process of redevelopment.
10. Therefore, a need already exists to convert industrial lands into residential areas/ mixed use areas immediately and allow high rise development therein, because the infrastructure for industrial areas can support high vertical growth development. There is also a need for such a measure because the provision of allowing Group Housing activities in plots of 3000 sq. mtrs and above, has not been very successful in current residential colonies (due to the high rates of land prevailing in the prime residential colonies).
11. In Mumbai, there is a separate categorization of Industrial Use Zone, where residential use is permitted along with commercial use. This way the land use has been retained as "Industrial" but plots under that Industrial Use Zone can be developed for residential and commercial uses. This can be adopted in Delhi also. There should be some incentive to compensate loss of residential area by way of allowing residential use in large Industrial Plots. Group Housing in Industrial areas will also reduce carbon footprints as it will encourage walk-to-work culture.
12. Residential and commercial development in the present commercial areas should conform to all the norms of MoEF clearances in terms of energy efficiency, on-site management and disposal of waste water and solid waste as per MoEF guidelines. This would make a significant contribution towards housing stock, including Community Personnel/EWS category housing as these are to be created along with Group housing as per MPD 2021 provisions. This will help in reducing unauthorized colonies as well as jhuggi clusters. This housing stock would be created in already developed areas of city with ample infrastructure. This would considerably reduce the capital investment in creating the trunk infrastructure. Optimum utilization of land would also be ensured.

13. The current FAR allowed for Group Housing activities is 200 with provisions for 15% EWS / Service-category housing. Just as a 50% incentive is given for conversion from industrial to commercial, it would be similarly appropriate to give a 50% incentive in plots of two hectares and above for conversion from industrial to residential usage..

14. Hence it is suggested :

- (a) Group Housing activities may be permitted as part of redevelopment/ re-densification strategy, to begin with, in large industrial plots of 2 hectares (5 acres) so that only those plots which can accommodate internal infrastructure and services qualify for the same. Once the policy is successfully implemented, it can further be extended to smaller plots that are permitted for Group House Schemes in MPD 2021.
- (b) In order to make the redevelopment sustainable, existing Industrial plots having area commensurate to the threshold size of plots and industrial use premises, as per MPD 2021, should be allowed to have entirely residential Group Housing development or entirely commercial development or any combination thereof on payment of prescribed charges for each component. While commercial/industrial component shall be permissible within existing development control norms, the residential group housing development will be governed by the development control norms of "Group Housing" with enhanced FAR and with all supporting community facilities on 'Accommodation Reservation' basis to incentivize the development of Residential use in these lands."
- (c) Presently Group Housing has an FAR of 200, and an incentive of 1.5 times is further given under the redevelopment scheme for Planned Industrial areas, making it a total FAR of 300. This will ensure similar incentives for industrial to commercial as well as industrial to residential usage to cover up the shortages of housing and EWS in the city under this scheme.

329/C

Therefore the following amendments are required in MPD 2021 –

Amendment 1: In Chapter 17, sub clause 8 (2) of MPD 2021 "to permit Group Housing use premise in industrial use zones".

Amendment 2 : In clause 3.3.2 by adding " Group Housing activity to be permitted in industrial Land use as part of redevelopment/re-densification strategy, with group housing development control norms, with incentivised FAR of 1.5 times as envisaged in the guidelines for Redevelopment of Planned Industrial Areas on plots of 2 hectares (5 acres) and above. This will ensure similar incentives for industrial to commercial as well as industrial to residential usage. The required community facilities to be provided on 'Accommodation Reservation' basis to further incentivize this development."

Amendment 3: In Table 7.3: Development Control Norms of Industrial Land use, in Notes (vi), after the line "Industrial units/plots abutting roads of 24 m ROW and above shall be eligible for conversion to commercial use within existing development control norms,...The activities permissible in local shopping centers will be permitted in such plots." add "Group Housing activity in existing Industrial plots having area commensurate to the threshold sizes of plots of group housing and industrial use premises shall be eligible for entirely residential - group housing development or entirely commercial/industrial development or any combination thereof on payment of prescribed charges for each component.



PHD CHAMBER OF COMMERCE AND INDUSTRY

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

Secretary
Infrastructure, Energy, Housing & Urban Development

PLAN-15-2472
22nd December, 2011

Honourable Minister,

**Residential use in existing industrial plots with minimum
15% Commercial/ Industrial Component**

This has reference to the above mentioned subject. Please find attached the communication from DUAC wherein it has not only complimented our suggestions but has also emphasized the need of implementing the residential developments in industrial areas.

MPD 2021 recognizes the fact that there is a net housing shortage of about 1 lakh units. Moreover, the estimated additional housing stock required by 2021 will be around 2.4 million housing units. Going by the estimates and recognizing the need to increase the house stock in the city, there is an immediate requirement to implement the residential developments in planned industrial areas.

Any increase in Group housing would also cater to the much required EWS/ LIG housing, as it is mandatory to provide 15% of the permissible FAR or 35% of the dwelling units on the plot for the EWS housing in big housing schemes.

PHD has been pursuing the case of maximizing utilization of land resources for housing purposes and DDA has already started the process of amending MPD 2021. We would like to request you to consider our suggestions as well as the views of DUAC, and take steps to formulate and implement the same in the Master Plan of Delhi

Yours Sincerely,


Dr Ranjeet Mehta

Dr S P Bansal
Commissioner Planning-II
Delhi Development Authority
5th floor, Vikas Minar
New Delhi-110 002

- Encl:** 1) DUAC Letter dated 08/12/2011 with ref. no. 18(6)2011-DUAC
2) PHDCCI representation dated 23/05/2011 with ref. no. Plan 15-464
3) PHDCCI letter dated 10/11/2011 with ref. no. IF-15-(Inf)-2211

31/12
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CC : Mr. Kamal Nath
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Mr Tejinder Khanna
Hon'ble Lieutenant Governor
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Secretary
Infrastructure, Energy, Housing & Urban Development

IP-15-(Inf)-2211
22nd November 2011

Dear Mr Bansal,

Sub: Mid-term review of Master Plan for Delhi 2021

This is with reference to the advertisement published in the Times of India publication inviting public suggestions for mid-term review of Master Plan for Delhi -2021.

We take this as one more opportunity to bring in improvements wherever possible. Our Housing & Urban Development Committee at PHD chamber has deliberated upon various aspects pertaining to the Master Plan of Delhi 2021. In the course of our discussion, we have received various suggestions from our members which should help the Master Plan achieve its core objectives. These suggestions are listed as following:

1. **Residential Use in Existing Industrial Plots with minimum 15 % Commercial/Industrial Component:**

In case of City of Delhi, all previous Master Plans of Delhi were prepared based upon the pattern of residential development prevalent at that particular time and requirement of augmentation of existing developed areas and finding new areas for future development were always emphasized. MPD 2021 recognizes the fact that there is a net housing shortage of about 1.0 Lakh houses/dwelling units. Moreover, the estimated additional housing stock required by 2021 will be around 24 Lakh dwelling units.

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It has also been recognized in MPD 2021 that around 40% of housing need can potentially be satisfied through redevelopment/up-gradation of existing areas of Delhi. Para 3.3 of MPD 2021 stresses upon the need for redevelopment of existing planned areas in view of "limitation of buildable and urbanisable land in Delhi." The redevelopment may not be kept limited to existing residential areas but may be extended to other Use Zones also, to meet the target.

However, the residential areas have been further shrunk under the same MPD 2021 by stipulations of Chapter – 15: Mixed Land use of MPD 2021, where commercial uses have been permitted on notified road in residential areas. This will result in more supply of commercial spaces at the cost of residential spaces.

There should be some effort to compensate this loss of residential area by way of allowing residential use in Industrial Plots. Pursuant to the Hon'ble Supreme Court's Order dated 10.05.1996, large Industrial lands have been made available for redevelopment because of closing and relocation of large and heavy industries. All these lands which are more than 2000 Sqm in area, are surrounded by large tracts of green areas and are conducive for residential development. In fact, staff housing has traditionally been part of large industrial estates, and hence residential use has been existing in Industrial areas.

In MPD 2021, the Land use "Manufacturing" has been replaced by Land use "Industrial" with only two Use premises – "Industrial Plot" and "Flatted Group Industry". It has also been provided in MPD 2021 that "Industrial Units/Plots abutting 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges The activities permitted in local shopping centers will be permitted in such plots."

As per MPD 2021, the land area required for "Local Shopping Center" is 0.30 Ha (3000 Sqm). But most of these vacated sites are much more in area than required for "Local shopping Centers". Thus redeveloping these Industrial lands as per Industrial Development Control Norms and then converting them for commercial use, of local shopping centers, is totally unviable. The main reason would be a huge amount of commercial space would be available without sufficient supporting residential populations around these areas. In fact, based upon the area of the plot, the activities permitted in higher commercial tiers (such as Community Center etc.) should also be permitted.

It is therefore, suggested that in order to make the redevelopment sustainable, existing Industrial plots having area commensurate to the threshold size of plots of group housing and industrial use premises, as per MPD 2021, should be allowed to have residential Group Housing development with minimum 15% of commercial component. While commercial component is to be allowed with existing development control norms, the residential Group Housing development should be allowed with development control norms of "Group Housing" with enhanced FAR. The reason for proposing differential development control norms is that the development control norms of Group Housing are entirely different from that of Commercial or Industrial use premises. This is clear from the example that a building constructed with Industrial (Flatted Group Industries) development control norms, can easily be used for commercial use premise or vice versa. But the same building cannot be used for Group Housing use premise or vice versa. All supporting community facilities should be permitted on 'Accommodation Reservation' basis (i.e. allowing construction of community facilities without counting in FAR, as already envisaged in clause 3.2.2 "Guidelines For Redevelopment Schemes", in MPD 2021), to incentivize the development of Residential Group Housing use, in place of total commercial development of these sites.

In Mumbai, there is a separate categorization of industrial use zone where residential use is permitted along with commercial use. This way the land use has been retained as "Industrial" but plots under that Industrial Use Zone can be developed for residential and commercial uses. This can be adopted in Delhi also.

This residential and commercial development should conform to all the norms of MoEF clearances in terms of energy efficiency and with provisions of on-site management and disposal of waste water and solid waste as per MoEF guidelines.

This would make a significant contribution towards housing stock, including Community Personnel/EWS category housing as these are to be created along with Group housing as per MPD 2021 provisions. Secondly, this housing stock would be created in already developed areas of city with ample infrastructure. This would considerably reduce the capital investment in creating the trunk infrastructure. The optimum utilization of land would also be ensured.

In terms of Chapter 17, sub clause 8 (2) of MPD 2021, Old Age Homes, Hostels, Night Shelters etc are already allowed in Industrial use zone. Since these uses are residential in nature, the same logic can be extended to allowing residential development in the industrial land uses.

Para 7.6 of MPD 2021 lays down that "there is a need for modernization and up-gradation of the existing industrial areas with due regard to environmental consideration. Since several of the areas are located along the Mass Public Transport Corridors such as Delhi Metro, BRT corridors and proposed Regional Rapid Transport System (RTS), there is also a need for optimizing the use around these areas through the process of redevelopment.

Therefore the following amendments are required in MPD 2021-

Amendment 1: In Chapter 17, sub clause 8 (2) of MPD 2021 "to permit Group Housing use premise in industrial use zones".

Amendment 2 : In clause 3.3.2 by adding " Group Housing activity to be permitted in industrial Land use as part of redevelopment/re-densification strategy, with group housing development control norms, with additional FAR of 50% as an incentive. The required community facilities to be provided on 'Accommodation Reservation' basis to further incentivize this development."

Amendment 3: In Table 7.3: Development Control Norms of Industrial Land use, in Notes (vi), after the line "Industrial units/plots abutting roads of 24 m ROW and above shall be eligible for conversion to commercial use within existing development control norms,..." The activities permissible in local shopping centers will be permitted in such plots." add "Group Housing activity in existing Industrial plots having area commensurate to the threshold sizes of plots of group housing and industrial use premises shall be eligible for residential group housing development with minimum 15% of commercial/industrial component. While commercial/industrial component shall be permissible within existing development control norms, the residential group housing development will be governed by the development control norms of "Group Housing" with enhanced FAR and with all supporting community facilities on 'Accommodation Reservation' basis to incentivize the development of Residential use in these lands."

2. DENSITY FLEXIBILITY:

In Housing Strategy of MPD 2021, emphasis has been laid on optimum utilization of land with a view to increase net residential density. As per Clause 4.2, it is envisaged that "...a fixed density could lead to under utilization of FAR or imposition of artificial limits to optimal use of land, which

is a scarce commodity". Based upon this argument the MPD 2021, for the first time, has introduced the following density norms with corresponding category of dwelling unit (DU) sizes:

Slum/EWS housing	(upto 30 sq.m)	- 600 DUs/Ha
Category I	(above 30-upto 40sq.m.)	- 500 DUs/ Ha
Category II	(above 40-upto 80sq.m.)	- 250 DUs/ Ha
Category III	(above 80sqm)	- 175 DUs/Ha

As per Clause 4.4.3 B (i) a variation of 10% is allowed as flexibility in the density norms. In practice, this argument that fixed density would lead to underutilization of FAR and impose artificial limits to optimal use of land, does not hold good. By categorization of density with respect to dwelling unit sizes would lead to heterogeneous densification and may put undue pressure on existing trunk infrastructure.

For a threshold plot size of group housing, i.e. 3000 Sqm with FAR of 200 the maximum and minimum numbers of dwelling units permissible and average sizes of dwelling units are as following:

Category specified	No. of Dwelling Units			Range of average sizes of DUs. (Sqm)
	Density	+10% variation	-10% variation	
I (500 DUs/Ha)	150	165	135	36.37 Sqm – 44.44 Sqm
II (250 DUs/Ha)	75	83	68	72.29 Sqm – 88.24 Sqm
III (175 DUs/Ha)	53	58	47	103.45 Sqm – 127.66 Sqm

It is therefore observed that the range of number of dwelling units permissible is 47 to 165, while the range of average dwelling unit size is from 36.37 Sqm – 127.66 Sqm

As per MPD 2021 the variation of plot sizes and number of dwelling unit allowed, based upon table 4.4.3. A Residential Plotted Housing :

S. No.	Range of Plot Areas (in Sqm)	Avg. Plot area in the category (in Sqm)	Range of plot sizes available in the category for from average plot area (%)
1	Below 32	--	--
2	Above 32 - 50	41	+/- 21.95%

3	Above 50 - 100	75	+/- 33.3%
4	Above 100 - 250	175	+/- 42.85%
5	Above 250 - 750	500	+/- 50%
6	Above 750 - 1000	875	+/- 14.29 %
7	Above 1000 - 1500	1250	+/- 20%
8	Above 1500 - 2250	1875	+/- 20%
9	Above 2250 - 3000	2625	+/- 14.28%
10	Above 3000 - 3750	3375	+/- 11.11%
11	Above 3750	--	--

It is observed that variations available are from +/- 11% to +/- 50% in residential plotted housing in MPD 2021. This concept of density categorization is applicable comfortably in cases where, different sizes of dwelling units are provided in the separate building blocks in a Residential Development Scheme but where blocks are designed with a mix of different sizes of dwelling units for different income categories in the same block, the applicability of these differential density norms becomes restrictive.

Similarly, these norms are not suited uniformly to all areas, as some areas are already densely populated. Thus these differential density norms do not do justice to the already existing urban areas of the city. As per clause 4.2 "HOUSING STRATEGY", *"these norms and controls (such as planning norms, land use zoning, density, FAR and building controls) should also be reviewed periodically (preferably every five years) by DDA and suitably modified/ updated to meet the requirements of the citizen"*.

Hence it is suggested that:

1. There should be one designated density for each Zone which would be applicable to any group housing development in that Zone of the City.
2. The dwelling unit below 25 Sqm plinth area should not be counted as a dwelling unit for the purpose of density.
3. The flexibility of density should be +/- 30% from the designated density of that zone. The range of +/- 11 to +/- 50% is already available in case of Residential plots. This would provide ample scope of flexibility in terms of sizes of dwelling units affordable to all sections of the society. The concept of a designated density for a zone as applicable in MPD 2001 should again be revived the city.

3. ENHANCEMENT OF F.A.R. AND NO-RESTRICTION OF HEIGHT FOR COMMERCIAL, PUBLIC-SEMI PUBLIC FACILITIES:

In MPD 2021, it is recognized that developable land is a constraint in the National Capital Territory of Delhi (NCTD). To accommodate the projected additional population in the city, the measure like increase in density norms, upward revision of height limits (No Restriction in some cases) and increase in FAR have been incorporated in MPD 2021.

Due to severe constrain on developable land it is always preferred to do vertical development which utilizes less land area, allow more space for greening, roads and parking on surface, which improves the quality of life. This also provides space for laying better infrastructure which, in turn, increases the population holding capacity of the land. Services become cheaper, transportation linkages become better.

In MPD 2021, the FAR has been increased and height restrictions have been relaxed/ removed for various levels of commercial and social infrastructure use premises. There is scope of further increase in FAR and removal of height restrictions which would further increase supply of planned commercial and social facilities for the city population. This will reduce the horizontal expansion of the city and would reduce cost of providing transportation infrastructure, reduce pollution and would reduce the carbon foot print of the city as a whole.

In Clause 3.3.2. of MPD 2021, Guidelines for Redevelopment Schemes have been stipulated. In this clause at para (v) it is mentioned that "To incentivize the redevelopment a maximum overall FAR of 50% over and above existing permissible FAR on individual plots subject to maximum of 400 shall be permissible." This benefit of 50% more FAR should be extended to all the use premises including commercial and social facilities, in order to match the re-densification of residential areas as envisaged in these redevelopment guidelines.

It should be recognized that when land optimization is the basic crux of MPD 2021, the restriction of heights should be removed and this should be fixed by DAUC on case to case basis. The FAR should be increased across the board commensurate with the enhanced FAR as per re-development guidelines.

Keeping in view the benefits to the city, the following specific modifications in commercial and social facilities are suggested in MPD 2021:

Chapter-5: Trade & Commerce

Table 5.4 (a) (i) & (ii): Convenience Shopping Center/ Local Shopping Center/ Local level Commercial areas:

The FAR should be increased to 150 height should be NR. The configuration of the buildings should be left to developers according to specific locations and needs.

Table 5.4 (a) (iv): Community Center/ Non-hierarchical Commercial Center:

The FAR should be increased to 200 for the same reasons as above.

Table 5.4 (a) (v) and (b) District Centers/ Sub-Central Business District/ Sub-City level Commercial Areas; Metropolitan City Center/ CBD:

The FAR should be increased to 250(it was so in the CBD) because a city centre or "secondary" city centres will always have strong demand and since there is a shortfall in Tier I and Tier II developments (clause 5.4), maximisation of the existing ones is necessary.

Table 5.4 (c) HOTELS –

The FAR should be further enhanced to 50% more of MPD 2021.

Chapter 13: Social Infrastructure

When land usage is being optimised (e.g. group housing), the requirement of social infrastructure would also increase due to increase of population in same area. Rather than providing several units of social infrastructure, which will consume already scarce land, existing social infrastructure sites should be given proportionate increase in FAR & no restriction in height.

The social facilities have been neglected in terms of enhancement of FAR and relaxation of heights over the last two masterplans. In MPD 2021 some initiatives have been taken to increase the FAR and heights but it is still insufficient.

In many of the specific facilities, the development control norms need a review and rationalisation.

For example Health Facilities:

Table 13.2

The FAR range should be increased to 50% more than permissible in MPD 2021. The reason is land for health facilities is scarce and being able to provide more facilities in a given land area serves the population better and brings down project cost and consequently treatment costs. The height should also be NR (subject to AAI, ASI, DFS etc.) because in the present day, hospital planning in the vertical format is a prevalent practice and vertical transportation is very easily handled.

Table 13.2 Note 1 & 2a

Plot area and number of beds cannot be linked because this ratio is dependent on the type of medical facility (extent of general wards, rooms, specialisations, diagnostics, operation theatres etc.). Generalisation of this standard would not serve the purpose as requirement of various levels and types of Hospitals are different.

4. AMALGAMATION OF PLOTS

Amalgamation and reconstitution of plots has been permitted by MPD 2021 for planning purposes for Redevelopment schemes. The same concept should be extended to all the plots whether part of redevelopment scheme or not, wherever a plot owner(s) want(s) to amalgamate the adjacent plot for unified, coherent and efficient planning.

Some of the use premises of MPD 2021 could only be availed by amalgamation of plots where a certain threshold plot size is mentioned. By amalgamation of plots the quality of development will improve and it would help in decongestion and environmental improvement of the localities, already under pressure of over spilling parking on public road and less space for greenery.

These amalgamated plots will provide services within these plots, to make the development self-sufficient. The provision of parking and landscaping inside these amalgamated plots will be more efficient, contiguous and visually spacious. There may not be a limit on maximum size of the amalgamated plots, rather it needs to be encouraged in view of economy of space and more parking available on surface. The minimum size of amalgamated plots may conform to the threshold sizes mentioned in the MPD 2021 for various use premises.

5. SUBDIVISION OF PLOTS

With MPD 2021 enhancing the FAR for most of the use premises, with the condition of payment of additional FAR charges at the prescribed rates, it becomes economically unviable for a land owner to avail the benefit of full FAR. The subdivision of plot shall give the opportunity to the owner to avail the FAR affordable to him.

While allowing the subdivision of plots, the local bodies should ensure the right of way, provision of parking requirements inside the plots and other specific requirements of the use premises of each subdivided plot are met.

If above conditions are met, then there should not be any limit for maximum size of subdivided plots. The minimum size of the subdivided plot should conform to the threshold sizes mentioned in MPD 2021 for various use premises.

6. NORMS FOR ENHANCED F.A.R. AS PER MPD 2021 FOR EXISTING COMMERCIAL CENTERS

The MPD 2021 recognizes that out of total 23 District Centers planned till date, only ten have been developed, some of those are developed only partially. This has put a severe constraint on supply of planned commercial space in the city. This has manifested in unauthorized commercialization of residential and industrial areas. The Master Plan of Delhi 2021 has proposed enhanced F.A.R. for various levels of commercial development as per table 5.4. This has been done to increase the supply of planned commercial space in the city which is deprived of it since the implementation of last two Master Plans of Delhi.

In this table 5.4, as per Note (v), it is stated that:-

"Wherever redevelopment of existing commercial areas stipulate preparation of comprehensive scheme, the same can be initiated jointly by the lessee/owners themselves and submitted to land owning agency/planning authority for approval. Wherever any enhancement in FAR is approved, the same will be subject to charging of appropriate levies from the beneficiaries. For Metropolitan City Centers, in Special Areas, development control shall be as per approved scheme."

The existing Commercial Centers are comprehensive schemes, and it seems in order to take benefit of enhanced F.A.R. in these Commercial Centers as per MPD 2021, revised comprehensive scheme would be required to be made by all the lessees/owners, which is highly impractical. As per above stipulations unless a revised comprehensive scheme is prepared and approved by land owning agency/ planning agency, the benefit of enhanced supply of planned commercial space will not be available to the society and the purpose of enhancing the F.A.R. in MPD 2021 would be defeated.

It is therefore suggested that:

The process of availing the benefit of enhanced F.A.R. needs to be made practical. For this a comprehensive scheme providing enhancement of pro-rata FAR to each lessee/owner should be prepared and approved by the land owning agency/ planning authority in consultation with DUAC for the entire Commercial Center.

Wherever architectural controls and height restrictions are applicable, those should be relaxed with the consent of DUAC.

Then individual lessee/owner of plots in an existing Commercial Centers should be allowed to prepare building plans to utilize the enhanced FAR, on pro-rata basis, as approved above, for their individual plot keeping in view that the functioning of the Commercial Center is not adversely affected, and submit it to the land owning agency/ planning authority for approvals. Any change in parking standards etc. should be applicable to the extent of enhanced FAR only.

7. NORMS FOR ENHANCED F.A.R. AS PER MPD 2021 FOR GROUP HOUSING SCHEMES

In MPD 2021, the F.A.R. for group housings has been increased from 167 to 200. This has been done to increase density of residential development, the housing stock and for optimum utilization of land. The existing group housing schemes sanctioned under MPD 2001, with 167

FAR could also like to take benefit of this enhanced FAR. The constraint in this process is the new stipulations of group housing in MPD 2021, such as enhanced parking norms, provision of dwelling units for Community Services personnel/ EWS category to the extent of 15% of FAR or 35% of dwelling units, whichever is more, and enhanced density norms being applicable to full FAR - earlier sanctioned as per MPD 2001 and enhanced FAR as per MPD 2021.

In order to facilitate the existing group housing schemes to get the benefits of enhanced FAR for increasing the housing stock supply, in already sanctioned schemes under MPD 2001, the new/enhanced stipulations should be applicable to the extent of enhanced FAR as per MPD 2021 only.

DDA has already started the process of amending MPD 2021 in terms of enhanced parking stipulations being applicable only to the additional FAR allowed over MPD 2021. Similar amendments should be done for the rest of the enhanced stipulations such as density norms and provision of EWS dwelling units to be applicable to the extent of enhancement in FAR by MPD 2021 and not the entire FAR in group housing schemes.

The reason being most of the group housing schemes sanctioned under MPD 2001, are already developed/being developed and provision of stipulations like parking, density and EWS have already being made as per MPD 2001. There is very limited scope of enhancing these stipulations to meet the requirement of full FAR with new stipulations as per MPD 2021. This relaxation would relieve the constraint from existing group housing schemes and would facilitate creation of additional housing stock.

Regards,

Yours sincerely,

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