



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

Commr. (Pig) - II
Despatch 4051
Date 14-6-12

OFFICE OF THE DIR (Fig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. L-4
Dated 18-6-12

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

Dear Mr Patriank,

रुपाधर कायलय
सं 2195-A
दि 13/6/2012

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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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

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
Government of India
Nirman Bhawan
New Delhi 110 011

Mr. G S Patnaik

Vice Chairman
Delhi Development Authority
B Block, 1st Floor
Vikas Sadan
New Delhi 110 023

Dr. Sudhir Krishna, IAS

Secretary
Ministry of Urban Development
Government of India
Nirman Bhawan
Maulana Azad Road
New Delhi 110 011

Mr. Ashok Kumar

Commissioner Planning
Delhi Development Authority
5th Floor, Vikas Minar, ITO
New Delhi

Dr. S P Bansal

Commissioner Planning
Delhi Development Authority
5th Floor, Vikas Minar, ITO
New Delhi