

207

Compt. (Plg.) - I
Despatch... I-703
Date... 17/9/2012



No. K-12011/4/2011-DD.IB (UDM Dy.no. 8512/2012)

भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

निर्माण भवन / Nirman Bhavan

नई दिल्ली / New Delhi

Dated, the 13th September, 2012

AC (PLG) MPPR

Dairy No. 1340

Date - 18/09/12

Dy. Dir. I (Plg.) MPPR-2021
DDA Vikas Manar N. Delhi
Dy. No.....
Dt.....

To

- 1. The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA, New Delhi.
- 2. The Director
National Institute of Urban Affairs
I & II floor, Core 4-B India Habitat Centre,
Lodhi Road, New Delhi-110003

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 6-129
Dated 19/9/12

Subject: The Master Plan of Delhi (MPD) 2021;
Increase in floor area ratio (FAR) near Rail/Metro Stretches/Green
Buildings/Energy Saving Buildings.

Sir,

I am directed to forward herewith a copy of representation dated
04/09/2012 received from Okhla Entrepreneurs Associayion, New Delhi on
the subject cited above.

It is requested that the issues raised/suggestions made therein
may please be taken into consideration for the on going review of
MPD2021.

Yours faithfully,

(R.R. Singh)

Under Secretary to the Govt. of India
Tel.No.23061681

Encl. as above:

AC 14/9

Com (9/9) II

13/9/12

AC (MPPR)

18/9

DTO (MPPR)

19/9

AD (MPPR) III

2480-13
24/9/2012

OKHLA ENTREPRENEURS ASSOCIATION

101. N.O.I.C. Phase-II, New Delhi-110 020

206

Ref. No.....

OFFICE OF UDM

Date.....

Dy. No. 4230

September 04, 2012

Date ... 7/9/12

Shri Kamal Nath
Union Cabinet Minister of Urban Development
Ministry of Urban Development
Gate No. 2, Maulana Azad Road,
Nirman Bhawan, New Delhi, 110011

Sl. No.	8572
Date	06/9
To	

**SUB : THE MASTER PLAN OF DELHI (MPD) 2021;
INCREASE IN FLOOR AREA RATIO(FAR) NEAR RAIL/METRO
STRETCHES/ GREEN BUILDINGS/ENERGY SAVING BUILDINGS**

Respected Madam,

First of all, on behalf of the general public in and around Delhi/NCR, industrialists etc. we, **Okhla Entrepreneurs Association**, pleased to inform you that under your powerful guidance, efforts, dedication to the nation & appropriate decision, we could experience a vast development in Delhi/NCR and around in all respects, especially, in respect of Metro Rail, Flyovers, other road infrastructures etc according to the Master Plan 2021.

As you are well aware that, surrounding states' Government/development authorities are strictly emphasis on maximum greenery/Green Buildings/energy saving buildings to come up and for that purpose the Government provide the builders/owners various incentives, encouragements, relaxation in rule & regulation etc. to enable them to bring up their constructions up to the mark for the growth/betterment of the state/country.

The local Governments have also come forward to announce incentives for Green Buildings, for example – Pimpri Chinchwad Municipal Corporation(Maharashtra) has announced incentives for developers and owners who voluntarily comply with Green Rating for Integrated Habitat Assessment (GRIHA).

NOIDA authority has gone one step further to award 5% extra FAR to projects which commits for Leadership in Energy and Environmental Design (LEED) gold rating.

Recently Ghaziabad Development Authority (GDA) proposes changes in building by-laws and decided to promote green buildings that will be given three-star gold ratings for energy efficiency and such buildings get additional Floor Area Ratio (FAR) of 5% if they adhere to the green norms.

In fact, it is a very good gesture on the part of DDA to interact with the Public and know their suggestions in connection with the overall development of Delhi & NCR under MPD 2021 and are kind enough to make it possible to plan according to the suggestions/ recommendations received from the Public for the further development/amendment of the existing MPD – 2021.

MPD 2021 Review
7/9
S to UDM

Secretary UD - on time
AJD

10/9
10/9/12
US (RES)
JB

OKHLA ENTREPRENEURS ASSOCIATION

101, N.O.I.C. Phase-II, New Delhi-110 020

205

Ref. No.....

Date.....

Development Control Norms for industry use zone will certainly cater to the need for more industrial/commercial space required in view of globalization by which the industry has become more capital intensive and also all leading IT/ITES operators & multinationals have shown tremendous interest to open their facilities in NCR especially in Delhi due to availability of extensive infrastructures facilities.

To make sure that National Capital should not lag behind in the economic boom, we should provide ample opportunities for National and International Companies for commercial activities and job opportunities for migrating population. All this requires a long term vision, additional working area, selective and productive utilization of resources. For achieving the above, we propose/suggest that:-

03. As per the Master Plan 2021, there is a provision that the present Floor Area Ratio (FAR) for plots/buildings which are within the 500 meters of the Metro line/on 80' and above wide road, are eligible for 50% extra FAR.

04. As per the Master Plan 2021, FAR in respect of Industrial plots/buildings of 5000 Sq. Mtrs. and above are eligible for FAR upto 300 whereas it is yet to be implemented.

It is therefore requested that, if possible, kindly arrange to give necessary instructions to the concerned department/authorities for the speedy implementation of various Orders in respect of the above mentioned facts relating to the growth of the entire state.

Thanking you and expecting an early action,

Yours faithfully,
For Okhla Entrepreneurs Association


President

Copy to :

2. Shri Saugata Roy
Minister of State for Urban Development
Gate No. 2, Maulana Azad Road,
Nirman Bhawan, New Delhi, 110011

2. Shri Rajesh Kumar Jain
Dy. Director (Plg.) MP
DDA, Vikas Minar,
IP Estate, New Delhi – 110 002

3. The Public Grievances Cell,
Office of the Hon'ble Chief Minister
Delhi Secretariat, IP Estate,
New Delhi – 110 002

204

Green wave: GDA proposes changes in building by-laws

Add comment | June 28, 2012 11:44pm | Contributed by MANOJa

The Ghaziabad Development Authority (GDA) on Tuesday suggested several amendments in the existing building by-laws to make the city's buildings comparable with Delhi and other cities in the National Capital Region (NCR). Forwarding 65 major amendments in the by-laws to the state government for approval, the authority has decided to promote green buildings that will be given three-star gold ratings for energy efficiency.

Such buildings will get additional floor-area ratio (FAR) of 5% if they adhere to the green norms.

The authority has also proposed 1% area of permissible FAR for commercial operations in group housing schemes. Commercial facilities include post-offices, ATMs and shops.

As per the existing norms, around five shops are allowed for a population of 1,000 in residential schemes.

For group housing projects, the GDA has proposed additional 5% FAR for services such as lifts, ventilation, shafts, lofts and swimming pools among others. Balconies will get an additional area of 0.5 metres.

The authority has also proposed relaxation in compounding norms. In this context, it has proposed to double the "setback area" — such as the space allowed to park vehicles — in single unit plots. Those who have deviated from the norms can regularise such areas by paying an additional fee.

In a number of housing projects, the parking areas are constructed in the basement. The GDA now wishes to regularise these if such parking areas meet structural safety norms.

Building by-laws in Uttar Pradesh were formulated in 2000 and revised in 2008. The authority's town planning department officials said the NCR Planning Board Act, 1985 has an overriding effect on all other urban development acts in the NCR region and must be enforced.

GDA Vice-Chairman Santosh Kumar Yadav said these amendments were cleared by the GDA board on Tuesday and will be forwarded for the state government for approval.

"We wish that buildings that fall in the NCR region should have services, facilities and infrastructure at par with other cities of the region," he added.

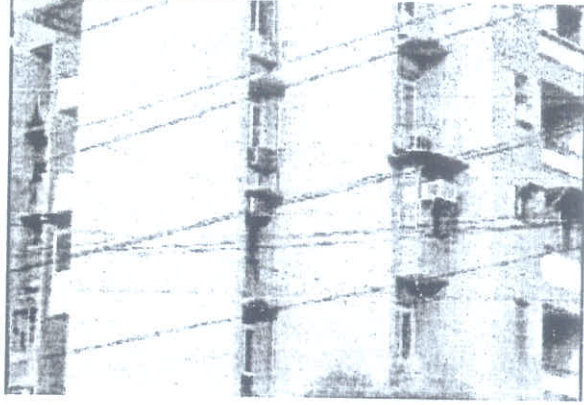
Green wave: GDA proposes changes in building by-laws

Posted by [propertyagentsindia](#) on June 28th, 2012

The Ghaziabad Development Authority (GDA) on Tuesday suggested several amendments in the existing building by-laws to make the city's buildings comparable with Delhi and other cities in the National Capital Region (NCR). Forwarding 65 major amendments in the by-laws to the state government for approval, the authority has decided to promote green buildings that will be given three-star gold ratings for energy efficiency. Such buildings will get additional floor-area ratio (FAR) of 5% if they adhere to the green norms. The authority has also proposed 1% area of permissible FAR for commercial operations in group housing schemes. Commercial facilities include post-offices, ATMs and shops. As per the existing norms, around [...]

Proposed rise in Delhi FAR

Aug 23, 2010, 11:26AM IST



203

New Delhi Delhi is poised for some sweeping changes as the higher floor area ratio (FAR) permitted by the new Master Plan 2021 will allow most houses to go up to four floors. Join us on Twitter | Join us on LinkedIn | Join us on Facebook Property owners facing danger of demolition of constructions beyond permissible limit may heave a sigh of relief with Delhi government proposing to increase the floor area ratio for buildings in certain areas. Delhi cabinet, chaired by chief minister Sheila Dikshit, decided to recommend to the Centre a proposal to allow more floor area ratio in special areas including Old Delhi localities, Paharganj, Karol Bagh and in some villages. The FAR is a limit imposed on the ratio of the total floor area of a building to the size of the land on which it is constructed. Lakhs of property owners seeking regularization of floor area ratio and having unauthorized constructions in their buildings will benefit if the recommendation, to be sent to Union urban development ministry, is accepted. The recommendation to extend the FAR has also been made for 1,639 unauthorized colonies, which were provided provisional regularization certificates by the city government. The cabinet has also recommended allowing subdivision of plots in certain areas keeping in view expanding families and their residential requirements. Currently, subdivision of plots in certain areas is not allowed. In order to facilitate residential group housing in special areas, regularizing unauthorized colonies and villages, the government has also recommended that the minimum size of plot for this purpose should be reduced from existing 3,000 sq meter to 1,000 sq meter. Delhi finance minister A K Walia said the government has recommended subdivision of plots to facilitate construction of more dwelling units. The smaller plots will have to comply with provision of building regulations under Master Plan 2021. "This will put an end to ongoing unplanned construction in colonies as the holders of subdivided plots will be entitled to get their plans approved by the local bodies." Walia said the city government has decided to recommend increase in existing FAR from 350 to 400 in respect of regularization of constructions that were completed as on February 7, 2007 on payment of prescribed charges. Further, the size of plot for increased FAR has also been increased from 175 sq metres to 250 sq metres. Currently, the maximum limit of FAR on a plot of 175 sq metres to 250 sq metres is 350. Walia said the recommendations have been made after the Centre asked the Delhi government to provide its inputs for finalizing the Special Areas Provision Act. Officials said a higher FAR will mean allowing the houses to go up to four floors. Walia clarified that the earlier condition of having a maximum height of 15 metres will remain the same. The city government has also recommended increasing the FAR for areas along the Metro lines and bus rapid corridors so as to encourage growth of real estate sector. "This recommendation has been made to ensure growth of the areas along the Metro lines and BRT corridor," said Walia adding that the government has not recommended any specific FAR for these areas. On the proposal to reduce the requirement of plot size from current 3,000 sq metres to 1,000 sq metres, he said often it is difficult to find such a huge plot of land in existing residential colonies for developing a housing society. "The recommendation has been made to encourage setting up of housing complexes in residential special areas," he said. Earlier, Tejinder Khanna, the lieutenant governor of Delhi, had constituted a committee to redraft the proposed regulations in a more simplified manner. The draft regulations with the approval of Khanna were then sent to the Union government. The ministry of urban development invited comments of the city government on draft regulations and guidelines. According to the Master Plan, the buildings can be taller – going up to 14 to 16 floors – if builders and developers are able to amalgamate an area of at least 4,000 sq metres so long as they take care of three things: set up an effluent treatment plant so as to not choke up the sewerage system, put up solar panels to generate some power and build underground parking space. Slums will go but not the slum-dwellers, if the government keeps its promise – as enunciated in the plan document – to build highrise tenements where slums are currently located. Each tenement will have a builtup accommodation of 25 sq m. The plan promises that 50% of all new dwellings in the city will be for the poor. At the same time, the Union Cabinet legalized nearly 1,500 unauthorized colonies. This has been factored into the new plan. However, three upscale illegal colonies – Sainik Farms, Mahendru Enclave and Anant Ram Dairy have not been legalized yet. The Master Plan's mantra is to develop housing through "a mix of redensification, redevelopment and creation of new housing in urban extension of about 20,000 hectares".