

AC (PLG) MPPR
Jairy No. 1342
Dat 18/09/12

(Plg.) MPPR-001
DDA Vikas Minar N. Delhi
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D.D.A. N. DELHI-2
I-701
17-9-12

No. K-12011/4/2011-DD.IB (UDM Dy.no. 4225/2012)

AC (PLG) MPPR

भारत सरकार / Government of India

Jairy No. 1342

शहरी विकास मंत्रालय / Ministry of Urban Development

Dat 18/09/12

निर्माण भवन / Nirman Bhavan

नई दिल्ली / New Delhi

Dated, the 13th September, 2012

To

1. The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA, New Delhi.

Ar
14/9

OFFICE OF THE DIR (Plg.)
MPPR/TC, D.D.A. N. DELHI-2
By No. L-131
Dated 19/9/12

2. The Director
National Institute of Urban Affairs
I & II floor, Core 4-B India Habitat Centre,
Lodhi Road, New Delhi-110003

Comp (813) II

Subject: Permissible Construction on Plots earmarked for Public and Semi Public Activities in the Residential Colonies of Delhi : Amendments to Master Plan of Delhi 2021 (MPD-21).

17/9/12

AC (MPPR)

Sir,

I am directed to forward herewith a copy of representation dated 04/09/2012 received from National Real Estate Development Council, New Delhi on the subject cited above.

18/9

DFO (MPPR)

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

19/9

Asst Secy III

Yours faithfully,

(Signature)

(R.R. Singh)

Under Secretary to the Govt. of India

Tel.No.23061681

2478-B
14/9/2012

Encl. as above:



241

OFFICE OF UDM
Dy. No. 4225
Date 7/9/12

September 04, 2012

To,

Shri Kamal Nath
Hon'ble Minister of Urban Development
Government of India
Nirman Bhawan
Maulana Azad Road
New Delhi 110 011

MPD 2021 New

PS to UDM
Secy (UD)

Subject : Permissible Construction on Plots earmarked for Public and Semi Public Activities in the Residential Colonies of Delhi : Amendments to Master Plan of Delhi 2021 (MPD-21)

Dear Sir,

At the outset, our best compliments for your recent media announcement regarding certain relaxations of development control norms in the existing Master Plan of Delhi - 2021 (MPD-21), which has come as a breath of fresh air after pursuing erstwhile rigid policy of low rise and horizontal urban sprawls. Undoubtedly, this has led to mushroom growth of colonies and illegal constructions in Delhi.

The policy statement allowing taller buildings with increased FAR is based upon adopting a concept of intensive usage of land alongwith a flexible approach towards its land use. It is indeed a very welcome step, which eventually will ensure that misuse and unauthorized development of land gets substantially reduced on the formalization of your policy statement and initiatives as amendments to the present MPD-21. Your vision of intensive land use will not only increase the current housing stock, but also result in increasing affordable housing in the Capital.

We wish to reiterate that certain land uses in the existing MPD-21 are very rigid and do not cater for the present day and future market needs. We have gathered from the media reports that your ministry is presently examining various proposals to amend the current Master Plan. Accordingly we take this opportunity to submit the following points for your kind consideration.

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UB (R&D)

1. Over the years Delhi has transformed from a political, administrative and trading city to a commercial and financial hub resulting in a heavy influx of a floating population in need of **transit shelter in the form of hostels, guest houses, boarding houses and lodging houses: in the modern context- motels and serviced apartments**. Therefore, transit shelter is a public need and suitable provisions need to be incorporated in the MPD-21 by way of including construction of above mentioned such facilities as permissible land use on sites earmarked for Public and Semi Public use in the residential colonies of Delhi.
2. Contrary to the concept of liberalization, we find it unfortunate that the current Master Plan framework has curbed the development of such facilities in Delhi. Whereas transit shelters were earlier permissible on Public and Semi Public sites in Use Zone Residential (RD) of colonies, the current MPD has permitted this use only on residential plots sizes in excess of 500 meters on notified roads in a Residential Zone and not on larger sites earmarked for public and semi public uses.
3. Transit shelters are a public need and, unfortunately, MPD 2021 does not permit these facilities on Public and Semi Public sites except for "Working women – men hostel", which though required in a city like Delhi is not the only required category for transit shelter. This anomaly has resulted in a restricted supply of transit shelters for a vast number of categories of floating population of present Delhi-the emerging financial capital.

Therefore, it is necessary that the entire gamut of transit shelters, i.e. hostels, guest houses, boarding houses, lodging houses, motels and serviced apartments be reviewed and appropriate amendments in MPD-21 be made to enable development of such facilities on Public and Semi Public sites in a residential colony of Delhi.

- In the case of colonies that were completed long back, Public and Semi Public sites were planned according to the needs of people at that time, namely, several decades back. Restrictive land use of such sites should now be removed and the development of such sites should be allowed on the basis of present public requirements and market forces- the true barometer of what an emerging hub needs.
- The permissible FAR for above facilities may also be enhanced as is being presently contemplated by your ministry for the development of medical facilities on such plots in the residential colonies.

239

We trust we have been able to bring out that the availability of transit shelters (a crying need for rising Delhi) must be augmented through a more flexible approach, i.e. through evolution of MPD 2001 rather than following the line of MPD 2021 so that the recommended flexible approach leads to better land usage- the ultimate factor in land scarce Delhi.

PRAYER

In the light of the aforesaid, we pray that the existing MPD-21 provide for

1. Suitable amendments by way of including construction of hostels, boarding houses, lodging houses, motels, serviced apartments and health facilities on sites earmarked for Public and Semi Public facilities in the residential colonies of Delhi.
2. Enhancement of permissible FAR for all above facilities on sites earmarked for Public and Semi Public uses be made on the same footing as is being presently contemplated by your ministry for development of medical facilities on such sites.

Thanking you,

Yours faithfully,



Brig. (Retd) R R Singh
Director General