

Commr. (Plg) - II  
Despatch... 9/14  
Date... 13/08/12



AC (PLG) MPPR  
Dairy No... 1046  
Date... 14/08/12

# The Federation of Hotel & Restaurant Associations of India

President : Kamlesh Barot  
Hony. Secretary : Vivek Nair  
Hony. Treasurer : Suresh Kumar  
Jt. Hony. Secretary : Deepak Puri  
Jt. Hony. Secretary : D.S. Advani

Member of Honour : Dr Ajit B Kerkar  
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Vice President : S.M. Shervani  
Secretary General : M.D. Kapoor

OFFICE OF THE DIR (Plg.)  
TO, D.D.A. N. DELHI-2  
NO. L-66  
dated 16/8/12

Commr (Plg) II - in mtg  
A 9/8/12

Mr. Ashok Khurana  
Engineer Member  
Delhi Development Authority  
Vikas Sadan  
NEW DELHI-110003

August 9, 2012

AC (MPPR)

R.D. 14/8  
DPO (MPPR)

Subject: Hotel industry's suggestions for review of Master Plan for Delhi-2021

Dear Sir,

At the outset, we would like to convey our sincerest thanks to your goodself for inviting us for personal hearing at the 5<sup>th</sup> meeting of the Management Action Group (MAG) for Review of MPD-2021 held under your chairmanship on 27<sup>th</sup> July, 2012.

As desired by your goodself copies of the following documents are enclosed herewith for ease of reference:

- (i) Government of Maharashtra, Urban Development Department, Mumbai Notification No.TPB 4307/815/CR-257/2003/UD-11 dated 14<sup>th</sup> May, 2009 enhancing the FAR for 5-star category hotels in Mumbai to 5.00
- (ii) Extracts from the Development Control Regulations for Greater Mumbai 1991, laying down the parking norms for 5,4 & 3 star hotels as one parking space for every 60 sq. mtrs. of total floor area.
- (iii) DDA's letter No.F.10(1)/96-MP/993 dated 31.8.1998 from Mr. R.K. Jain, then Joint Director (MP) addressed to the Director (DD), Ministry of Urban Affairs & Employment, Government of India, New Delhi that, as approved by VC, DDA, the permissibility of the following services in the basement of hotels without counting in FAR may be adopted uniformly by all local bodies, L&DO & other land owning Government agencies:

'Laundry, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, provisions/housekeeping store and Cold Storage'

Copies of this letter were also endorsed to NDMC, MCD, L&DO, Commissioner (LD) and Chief Architect, DDA, And Hony. Secretary, Hotel Federation.

Incidentally, all the above documents have already been submitted with our suggestions made vide our letters addressed to the Vice Chairman, DDA and the Ministry of Urban Development in response to their Public Notices dated 4.10.2011 and 18.2.2012 respectively.

Thanking you,

Yours faithfully,  
For Federation of Hotel & Restaurant Associations of India

M. V. K. C.  
M.D. Kapoor  
Secretary General

Hony Secy  
16/8  
AD (Plg) III

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Maharashtra Regional and Town  
Planning Act, 1966

- Notification under section 37 (2) of the ,,,
- Modification to Regulation 33(4) of DCR for Gr. Mumbai.

**GOVERNMENT OF MAHARASHTRA**  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated 14<sup>th</sup> May, 2009.

NOTIFICATION

No. TPB 4307/815/CR-257/2003/UD-11:

Whereas the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. DCR 1090/UD-11(RDP) dated 20<sup>th</sup> February, 1991 to come into force with effect from 25<sup>th</sup> March, 1991.

And whereas, the Regulation 33(4) of the said Regulations provides additional FSI for buildings of Starred Category Residential Hotels in the 'F' & 'G' Wards of Island City and the Wards of Suburbs and Extended Suburbs.

And whereas, Govt. has received representations from the organization/associations regarding that due to increase in the offices, commercial spaces for IT and Financial sector companies there is acute shortage of hotel rooms in the Mumbai City, the future demand is likely to grow on account of increased demand generated due to Mumbai being promoted as an International Financial Centre. In order to increase the hotel rooms in Mumbai there is necessity of increasing FSI for the Starred Category Hotels.

And whereas, in view of the facts and circumstances mentioned above and in exercise of the powers contained in sub-section (1AA) of section 37 of the said Act, Government had issued the notice of even no. dated 4/12/08 (hereinafter referred to as "the said Notice") regarding the said modification, for inviting suggestions/objections from any person with respect to the said modification.

And whereas, the said notice was published in the Government Gazette (Ordinary) dated 18/12/08 and in the news paper namely Business Standard (English) dated 1/1/09.

And whereas, as per the said notice Government had appointed Deputy Director of Town Planning Gr. Mumbai as an officer under section 162 of the said Act (hereinafter referred to as "the said officer") to scrutinize any suggestions/objections if any received and to grant hearing to the persons submitting suggestions/objections including say of the Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") and to submit his report to the Government regarding the said modification.

And whereas, the said officer has submitted his report vide letter No. DDTP/Br.Mumbai/37(1AA)/DCR 33(4)/688 dated 7/3/09. to the Government (hereinafter referred to as "the said Report") and recommended to sanction the said modification,

And whereas, after consulting Director of Town Planning, Maharashtra State and considering the suggestions/objections received, Government is of the opinion that the said modification should be sanctioned with some changes.

Now therefore, in exercise of the powers vested under section 37(2) of the said Act, Government hereby sanctions the said modification with certain changes as mentioned below:-

**MODIFICATION**

(A) Regulation 33(4) of the said Regulation is deleted and following new provision is inserted.

**Regulation 33(4):**

**33(4) - Buildings of Starred Category Residential Hotels -** With the previous approval of the Government and subject to payment of premium fixed by the Government and paid (out of which 50% shall be payable to the Corporation) and subject to such other terms and conditions it may specify, the floor space index in the Table No.14 may be permitted to be exceeded in the case of buildings of all starred category residential hotels in independent plots and under one establishment as approved by the Department of Tourism, upto total FSI specified below and subject to following conditions:

Starred Category	Island City		Suburbs & Extended Suburbs.	
	Total FSI	Premium recovered at the rate of ready reckoner for additional FSI.	Total FSI	Premium recovered at the rate of ready reckoner for additional FSI.
1 to 3 Starred Category Hotels	3.00	25% or Rs.6000/- per sq.mt. whichever is more.	3.00 (+ 0.50 TDR)	25% or Rs.6000/- per sq.mt. whichever is more.
4 Starred Category Hotels	4.00	25% or Rs.6000/- per sq.mt. whichever is more.	3.00 (+ 0.50 TDR)	25% or Rs.6000/- per sq.mt. whichever is more.
5 Starred Category Hotels.	5.00	25% or Rs.6000/- per sq.mt. whichever is more.	3.00 (+ 0.50 TDR).	25% or Rs.6000/- per sq.mt. whichever is more.

**Conditions:-**

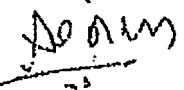
- (1) The additional FSI for residential starred categories hotels shall be permitted after considering the study of infrastructural facilities by the Corporation and due approval of Committee consisting under the Chairmanship of Municipal Commissioner, representative of Mumbai Metropolitan Region Development Authority, the representative of Police Commissioner (Traffic)

- (2) No condonation in parking and other requirements as in these Regulations shall be allowed except in the side and rear marginal open spaces, condonation upto 25% may be granted with the special permission of the Commissioner.
- (3) 5% of total rooms shall be reserved for total 30 days in a year for Govt. at free of cost (only room charges) & it may be monitored by the Maharashtra Tourism Development Corporation and Protocol Department.
- (4) Additional FSI of more than 100% is permissible for one to three star category hotels on the plot size of not less than 2500 sq.mt. and on roads of 18 mt. width or more.
- (5) Additional off-site infrastructure facilities if stipulated by the Corporation/Committee shall be provided by the proponent at their cost.

Note: The use of TDR will be permissible in case of starred category residential hotels in suburbs and extended suburbs only over and above additional FSI granted under these Regulations subject to following conditions:-

- (i) Additional floor area to the extent of 0.5 FSI by way of utilization of TDR (reservation TDR, road TDR or slum TDR) will be permitted over and above the additional FSI granted in this regulations, provided overall FSI does not exceed 3.5
- (ii) Such additional FSI (in the form of TDR) will be permitted only if additional FSI is availed under these Regulations.
- (iii) Loading of TDR will be governed by the prescriptions contained in these Regulations.
- (B) Fixes the date of coming into force as and when this notification will publish in the official gazette.
- (C) Direct the said Corporation that, in the schedule of modifications appended to the notification sanctioning the said Development Plan after the last entry, the above entry (A) shall be added.

By order and in the name of the Governor of Maharashtra,

  
 (Abhiraj Girkar)  
 Under Secretary to Government.

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GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT



**DEVELOPMENT CONTROL REGULATIONS  
FOR GREATER BOMBAY, 1991**



(Published in the Maharashtra Government Gazette, Part I—Konkan Divisional Supplement,  
dated 21st February 1991)

(Price : Rs. 19.00)

11/

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(iii) *Marking of Parking Spaces.*—Parking spaces shall be paved and clearly marked for different types of vehicles.

(iv) *Manoeuvring and other auxiliary Spaces.*—Off-street parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

(v) *Ramps for Basement Parking.*—Ramps for parking in basements should conform to the requirements of sub-regulation (18) of Regulation 38.

(2) *Quantitative Requirements.—Four wheeled auto-vehicles.*—Parking spaces for four wheeled auto vehicles shall be provided as in Table 15 below, any fractional space of more than half resulting from the ratios in column (3) thereof being rounded off upward to the nearest integer.

TABLE 15  
Off Street Parking Spaces

Serial No. (1)	Occupancy (2)	Parking Space required (3)
1	Residential .. .. .	<p>(A) In Malabar Hill, Cumballa Hill, Fort and Colaba areas in South Bombay, Pali Hill, Bandra, Juhu-Vile Parle Development Schemes, Sassoon Dock and Jagannohandas Marg, (Napean Sea Road);</p> <p>One parking space for every,—</p> <p>(a) Tenement with a carpet area upto 45 sq.m.</p> <p>(b) 2/3 tenement with carpet area exceeding 45 sq.m. but not exceeding 100 sq.m.</p> <p>(c) 1/2 tenement with carpet area exceeding 100 sq.m.</p> <p>In addition to parking spaces specified in (a), (b) and (c) above, parking spaces for visitors shall be provided to the extent of at least 25 per cent of the number stipulated above subject to a minimum of one.</p> <p>(B) In the rest of the Island City area, Suburbs and Extended Suburbs ;</p> <p>One parking space for every,—</p> <p>(a) 4 tenements having carpet area above 35 sq.m. each.</p> <p>(b) 2 tenements with carpet area exceeding 45 sq.m. but not exceeding 70 sq.m. each.</p> <p>(c) 1 tenement with carpet area exceeding 70 sq.m.</p> <p>In addition to the parking spaces specified in (a), (b) and (c) above, parking spaces for visitors parking shall be provided to the extent of 10 per cent of the number stipulated above, subject to minimum of one.</p>
	(ii) For five, four and three star hotels;	One parking space for every 60 sq.m. of total floor area.
	(iii) For lodging establishments. ..	<p>One parking space for every 120 sq.m. of total floor area of a lodging establishment.</p> <p>(a) For Grade I hotels and eating houses, one parking space for every 25 sq.m. of area of restaurant including hall, dining room, pantry and bar.</p> <p>(b) For Grade II and III hotels and eating houses, one parking space for every 30 sq.m. of restaurant including hall, dining room, pantry and bar.</p>
2	Educational .. .. .	One parking space for 70 sq.m. carpet area of the administrative office area and public service area.

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NO. F.10(1)96-MP

1993

FROM: R.K. JAIN  
JOINT DIRECTOR (MP)

NEW DELHI-2

31 AUG 1998

TO:

The Director (DD)  
Ministry of Urban Affairs & Employment  
Nirman Bhawan, New Delhi.

SUB:

Development controls/building bye laws applicable for  
construction of Motels in Delhi - representation from the  
Federation of Hotels & Restaurant Association of India.

Madam,

This is with reference to your D.O. No.K-14011/3/97-DDIR  
dated 19.1.98 vide which a report on follow up of the issues  
discussed in the meeting held on 8.7.97 under the chairmanship of  
Secretary (Tourism) was desired. Further subsequent  
representations was received from the Federation of Hotel and  
Restaurant Association of India and the matter was discussed in  
the meeting of the Tech. Committee held on 3.3.98 (copy  
enclosed) vide which the following decision was taken:

Technical Committee after detailed discussion  
re-commended that the activities for maintenance of  
services and hotel infrastructure allowed in the basement  
under the terms of lease executed by the DDA with the  
lessee may be allowed without counting in FAR subject to  
the following:

- i) Minimum 60% of the basement area shall be used for parking.
- ii) That these conform to MPD-2001 norms.

As mentioned in the agenda of Tech. Committee with the  
approval of VC, DDA, the following services and infrastructure  
activities are allowed in the basement without counting in FAR.

Air conditioning plant and equipment, water storage  
boiler, Electric sub station, H.T. and L.T. Pannel Rooms,  
Transformer Compartment, Control Room, Pump House,  
Generator Room and other mechanical services and  
equipment required for the maintenance of the building.  
Laundry, Cold Room for storing Food articles Linen  
store, Gas tank, Garbage room provisions/housekeeping  
store and Cold Storage.

2. The enhancement of the FAR for the existing hotel would  
be considered as part of the review of the Master Plan for  
Delhi-2001/MPD-2001.

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I am directed to request that the permissibility of the services in the basement without counting in FAR may be adopted uniformly by local bodies, L&DO & Other land owning govt. agencies.

Thanking you,

Yours faithfully,

(R.K. JAIN )  
JOINT DIRECTOR (MP)  
28.8.98

Copy to:

1. Chief Architect, NDMC
2. Town planner, MCD
3. Land & Development Officer, MOUA&E
4. Commissioner (LD)DDA
5. Chief Architect, DDA
6. ~~Hon'y.~~ Secy. Hotel Federation.

R.K. Jain  
28/8/98  
JOINT DIRECTOR (MP)