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Commr. (Plg) - II
Despatch..... T-604
Date..... 9/8/2012

No. K-12011/4/2011-DD.IB (UDM Dy.no. 3534/2012)

भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

AC (PLG) MPFR
Dairy No. 1039
Date 13/08/12

निर्माण भवन / Nirman Bhavan

नई दिल्ली / New Delhi

Dated, the 3rd August, 2012

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

2110-B
08/08/12

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. L-71
Dated 17/8/12

Subject:- Rationalizing the Development Control Norms for Group Housing: Delhi Master Plan 2021.

Sir,

I am directed to forward herewith a copy of representation dated 27.7.2012 received from Confederation of Real Estate Developers' Associations of India (CREDAI), Mumbai 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,

Sunil Kumar

(Sunil Kumar)

Under Secretary to the Govt. of India

Tel.No.23061681

Encl. as above:

Received today

Com (8/3)-II
13/8/2012
AP (MPFR)
13/8/2012
DF (MPR)

21/8/12

AD (P) III

July 27, 2012.

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Hon'ble Minister for Urban Development
Government of India
Nirman Bhawan
New Delhi-110 011.

OFFICE OF UDM

Dy. No. 3584

Date 11/8/12

Mid 2021 timeline
27/7
PS to UDM
sic(w)

Respected Sir,

**Sub : Rationalizing the Development Control Norms
for Group Housing : Delhi Master Plan 2021**

Confederation of Real Estate Developers' Association of India (CREDAI) is the Apex Body of the organized Real Estate Developers/Builders across the country, representing pan-India Associations of Real Estate and Housing Developers. CREDAI's objective is to promote housing and real estate developments in the organized and cohesive manner and provide a close liaison and interaction with the Government bodies to effectively represent the views and needs of the industry. Twenty (20) State Associations of India are members of CREDAI with over 8,800 individual member Developers encompassing over 65% of the organized Private Sector real estate development activity in member States / cities in the country.

This is just to bring t your kind notice that Para 4.4.3 B of Master Plan of Delhi 2021 lays down all the development control norms for Group Housing, such as maximum Ground Coverage, maximum FAR, Height etc. along with parking norms, EWS Housing etc. in accordance with the usual practice.

In case of Group Housing, density plays a very critical role because the number of Dwelling Units (DUs) per hectare has a bearing on the burden on infrastructure such as requirement of water, sewerage, drainage as well as power. The Minimum size of plot for group housing is 3000 sq. meters. Accordingly, the maximum density permissible is 175 Dwelling Units / hectare. However, as per the Master Plan -

"The density may vary (10% variation permissible in all categories)".

Thus the minimum density permissible is 157.5 DU/hectare while the maximum density permissible is 192.5 DU/hectare.

Normally in all group housing projects, it is conventional to lay down the maximum density to ensure that the infrastructure is not unduly loaded. Surprisingly, contrary to the practice prevailing in other states, the Master Plan of Delhi 2021 provides for a minimum density as well.

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AJ (UD) (10/8/12)

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While the Upper ceiling of 10% in density can be appreciated, because, it is intended that the infrastructure in terms of Water, Sewerage, drainage and Electricity may not be overburdened by an excessively high density in an area; there is no rationale for having a lower ceiling on the density. Such a ceiling on minimum density does not serve any purpose, is counterproductive and accordingly find a place in any other state.

It may be mentioned that in case of plotted development in Delhi, while in 4.4.3 (A), maximum permissible density in terms of Dwelling units is mentioned, there is no minimum density requirement i.e. for plot of any size while the maximum number of Dwelling units are laid down there is no compulsion that a certain number of dwelling units must be constructed.

It is absolutely essential that In case of Group Housing also, the existing congruity with regard to the lower ceiling on the density may be removed.

In Delhi, the Infrastructure is already heavily over burdened. Even the Hon'ble Supreme Court has observed in a number of cases that any measures which further strains the existing infrastructure is to be avoided. By removing the lower end of the density and providing lesser number of dwelling units per hectare, it would be possible to reduce the burden on the infrastructure which should be in larger public interest. It is therefore proposed that the provision in para 4.4.3 B of the Master Plan of Delhi 2021 be amended so as to provide only for a upper limit to density, without any restriction on the lower side.

It is, therefore, requested to look into the matter and issue necessary guidance to all concerned in the matter.

Thanking you,

Yours sincerely,
for CREDAI



(Pradeep Jain)
Chairman

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After due deliberations and extensive discussions with the stakeholders and the users of commercial spaces, CREDAI NCR requests your goodself to consider recommending increase in FAR of Connaught Place and its extension for the reason that:

There is huge demand for commercial space, particularly in Central Delhi and the land available for fresh or new construction is scarce.

At present there is a huge disparity in the visual appearance of the buildings since the FAR in them range from 400 to 150. Increase in FAR shall bring parity between the size of buildings and shall help make the city of Delhi beautiful and consistent. Renovated and new buildings being done up with modern aesthetics and technology, will make Delhi a world class city.

Redevelopment charges can be levied by the Government for redevelopment / renovation of old buildings which at present are in a dilapidated condition and increase the FAR for such buildings. Most of the commercial buildings which have been constructed with higher FAR are older than 25 years. Owners are not interested to pull down older buildings and construct new ones since the permissible FAR is less. Increase in FAR would also mean new construction in place of older buildings and reduction in rental / property prices within that area. Increased FAR may also be financially exploited by the Government and can be a source of revenue generation for the Government.

We would request you to consider our representation in light of the above submissions and restore the permissible FAR to 400 as provided for in the Master Plan Delhi 1962. Alternatively, the owners/builders may be permitted to purchase additional FAR up to a certain limit in addition to the given FAR of that area, on a case to case basis.

Thanking you and awaiting a positive response

Yours faithfully


(Pankaj Bajaj)
PRESIDENT

Copy to: 