

AC (PLG) MPPR

Jairy No. 1170

Date 28/08/12

207

Commr. (Plg) - II

Despatch No. 639

Date 27/8/2012



MOST IMMEDIATE

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भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

निर्माण भवन / Nirman Bhavan

नई दिल्ली / New Delhi

Dated 22nd August, 2012

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 4-82
Dated 29/8/12

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi-110001

स्वास्थ्य कार्यालय
आधी सं. 2251-B
दि. 23/8/2012

To

23-08-12

Subject:

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

I am directed to forward herewith a copy of letter dated 27/07/2012 received from Confederation of Real Estate Developers' Association of India (CREDAI) on the subject cited above for taking appropriate action.

Yours faithfully,

(S.K. Sarkar)

Under Secretary to the Govt. of India

Tel.No.23061681

Encl. as above

Com (P/B) - II

AP. Singh
Janyu Sir,
27/8/12

28/8/2012

Dis (MPPR)

9/11/12
3078
AD(PB) III



MMD 2021 Review.
16/8
206

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

July 27, 2012.

PS to UDM
(see MD)

OFFICE OF UDM
Dy. No. 3759
Date 16/8/12

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.

.....P/2.....

Handwritten signatures and initials: 16/8, A 17/8, 21/08/12 JB

Confederation of Real Estate Developers' Associations of India

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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