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OFFICE OF THE DIR (Pig.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy. No. L-97  
Dated: 5/9/12

# MKJ DEVELOPERS LIMITED

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The Honorable Minister Shri Saugata Roy,  
Minister of State,  
Minister of Urban Development  
Government of India,  
132 - C Wing, Nirman Bhawan,  
New Delhi - 110 011

June 6, 2011

Director (Pig.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy. No. 1251  
Dated: 1-8-12

## Sub: Eligibility of Plot No. 3, Nizamuddin (East) for Group Housing

Respected Sir,

This is in continuation to our letters dated 15th Feb. 2010, 19th March 2010, 8th June 2010, 29th October 10, 17th January 2011 and 31<sup>st</sup> January 2011 regarding our proposal to develop the aforesaid plot into a "Signature Green", self-sustaining building.

As brought to your kind notice in our earlier letter, the MCD, as per its letter dated 27th December 2010 addressed to the undersigned, has emphasized that the proposed plan is within the mandate of MPD-2021. However, the domain of planning permission vests with the Delhi Development Authority (DDA) and that of building plan approval with the MCD. Hence MCD has requested the DDA to "kindly examine the proposal w.r.t. the qualification of the site for group housing and also for the applicability of redevelopment norms as per Clause 3.3.2. of MPD-2021 and convey DDA's comments/ advice for further processing of the layout case".

A humble attempt has been made by the undersigned to highlight the provisions of MPD-2021 with respect to redevelopment group housing, and its potential impact on our proposal. The same are as follows:

- 1. Shift in MPD 2021 from Plotted to Group Housing:** As per MPD 2021, (4.2.2, p20): "m) In Delhi, a large number of areas are old and are characterised by poor structural condition of buildings, sub-optimal utilisation of land, congestion, poor urban form, inadequate infrastructure services, lack of community facilities, etc. The housing stock both in planned and unplanned areas can be enhanced through various approaches". It states further: "Based on the projected population of 230 lakh by 2021, (Chapter 3, Page 9) the estimated additional housing stock required will be around 24 lakh dwelling units. Around 40% of housing need (9.60 lakh DUs) can potentially be satisfied through redevelopment / up-gradation of existing areas of Delhi" (pg. 18 of MPD 2021).

Accordingly redevelopment has been envisaged as a major element of city development covering all the areas and MPD 2021 envisages a shift from plotted to Group Housing for optimal utilization of land (Page3, MPD 2021 )

**Impact:** While the subject property is currently part of a plotted layout, it should be considered for development as a group housing project if it qualifies as per the norms indicated in MPD 2021.

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- 2. Size of Group Housing Plot:** MPD 2021 in (Table 4.3: p. 25) defines Residential Plot - Group Housing as "a premise of size not less than 3000 sq.m (2000 sq.m. for Slum/ JJ rehabilitation) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility, etc."

**Impact:** The subject property qualifies to be developed as a Group Housing plot as per the norms defined in MPD 2021

- 3. Controls for Group Housing Plots:** As per MPD 2021 ( 4.4.2.B , Controls for Residential Plots-Group Housing, pg. 28) "plots for group housing should be located on roads facing a minimum width of 18 m ROW (13.5 m ROW for redevelopment areas and 9m ROW for Slum Rehabilitation / Special Area and Villages)". **This makes it clear that redevelopment areas are covered under group housing norms, including the FAR of 200.**

**Impact:** As the subject property qualifies to be developed as a Group Housing project, an FAR of 200 would be applicable.

- 4. Permissibility of Group Housing in Plotted areas:** This is further confirmed by the fact that MPD 2021 permits group housing in Residential zone (subject to the condition of a) minimum area, and b) road width under Sub-Clause 8 (2): Permission of use premises in use zones (Page 125):

Use Premises	RD (Residential Zone)
Residential Plot-Plotted Housing	P (permitted)
Residential Plot- Group Housing	P (permitted)

**Impact:** As mentioned earlier the subject property qualifies to be developed as a Group Housing. Also MPD 2021 does not say anywhere that in a plotted development, one cannot construct Group Housing.

- 5. Development of Group Housing on Existing Plotted Areas:** MPD 2021 (4.4.2, page 23) clearly states that "The residential area can have both plotted and group housing". There is no reason why Nizamuddin (East) be viewed any differently.

Further MPD 2021 (Chapter 3, Page 9) clearly states that "To accommodate the projected population of 230 lakhs by the year 2021, a three-pronged is recommended: (i) To encourage the population to deflect in the NCR towns (ii) To increase the **population holding capacity of the area within existing urban limits** through redevelopment". MPD 2021, continues to highlight that redevelopment, higher absorption and re-densification would existing planned areas would be important in meeting the housing target.

**Impact:** the proposal to develop the subject property as group housing should be viewed favourably

- 6.** It is correct that to incentivise smaller plots to come together, who are individually eligible for FAR higher than the group housing, a cap of maximum FAR of 400 has been prescribed in MPD-2021. However the minimum FAR of 200 remains. That is why MPD Guidelines for Redevelopment Scheme (3.3.2,

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p.17) state that the "norms for group housing except FAR shall be applicable. To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plot subject to a maximum of 400 shall be permissible". MPD 2021 nowhere makes a mention of FAR less than 200 for Redevelopment areas. **This is a major shift from MPD 2001 and indicates a vanishing divide between plotted development and group housing.** Earlier in MPD 2001 there was a clear distinction between plotted residential development and group housing, which has been dissolved by MPD 2021 in its a) redevelopment strategy (P 17), b) Development Control (p 28), and c) sub clause 8(2) (p 125).

**Impact:** the subject property should be considered as a Group Housing site as the policy and spirit of MPD 2021.

- 7. **Group Housing Permission on Other Redevelopment Projects:** FAR as per group housing norms has been granted for redevelopment of individual plots, such as DCM (Bara Hindu Rao), DLF (Najafgarh Road), etc. as per MPD 2011. Based on the provisions of MPD 2021, there is no reason why similar group housing norms be applicable and granted to the subject property.

In conclusion, since we haven't received any response from the DDA on this matter, as per 16.3 (13), Page 124, we would humbly request to your kind self that this matter be taken up by the Technical Committee of the DDA to resolve the above policy and execution related matters.

Thanking You

Yours Faithfully  
For MKJ Developers Ltd.

(R.S. Khetan)  
Authorized Signatory