

VIKASH BHAGCHANDKA

30<sup>th</sup> April 2012

The Director (Planning) MPR

Delhi Development Authority

6<sup>th</sup> Floor, Vikas Minar,

Delhi 110002

Director (Plg.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy.No. 3082  
Dated: 14/5/12

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Subject: Suggestions for Mid-Term Review of Master Plan of Delhi 2021

Respected Sir,

In reference to the public notice dt. 04.10.2011 in Times of India regarding the review of modifications in the Master Plan of Delhi (MPD) 2021, the following suggestions / observations needs to be incorporated in the MPD to make it more viable, widely acceptable and development oriented:

1. Clause 3.3 REDEVELOPMENT OF EXISTING URBAN AREA, 3.3.1.1. Planned Areas (A): Influence Zone along MRTS and major Transport Corridor:

It is suggested that the Additional FAR of 400 for all properties falling in the Influence Zone along MRTS and major Transport Corridor be implemented on immediate basis. Building departments be directed to accept, process and approve the plans.

2. Clause 3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES, Para (iii) a), Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists:

It is suggested that the Minimum planning area be reduced to 3,000sq.mt so that individual Group Housing falling under the Influence Zone can avail the additional FAR.

3. Clause 3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES, Para (iii) (b) 1, Cluster Block for a minimum area of 3000 sq.m. The owners should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities:

It is suggested that the requirement to cluster a minimum area of 3,000smt be removed. Individual plots falling in Influence Zone be permitted higher FAR, Ground Coverage and Height relaxations.

4. Clause 3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES, Para (iii) (b) 2, Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval:

It is suggested that Plots smaller than 3,000smt should also be covered in this para without amalgamation / cluster approval.

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5. Clause 3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES, Para (v), To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone:

It is suggested that to incentivise the redevelopment a maximum FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 600 shall be permissible.

6. Clause 3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES, Para (x), Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, up to 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment.

It is suggested that Up to 20% of the FAR may be allowed for commercial use instead of only 10%.

7. Clause 4.4.3 A Residential Plot - Plotted Housing, Notes, Para 1. The local body concerned shall be competent to disregard variation of upto 2% in plot size, arising from conversion of area from sq. yard to sq.m. and to grant the norms applicable to the lower category of plot size in accordance to para (ii) below; Para (ii) The total coverage and FAR permissible in any plot in a category, shall not be less than that permissible and available to the largest plot in the next lower category; Para 5. Permissible FAR and Dwelling Units shall not be less than MPD-2001 norms:

While the MPD 2021 allows to ensure that the Permissible FAR and Dwelling Units shall not be less than MPD-2001 norms by availing the norms applicable to the lower category of plot size, It is suggested that the number of dwelling units should be allowed as per Area of Plot.

8. Clause 4.4.3 A, Residential Plot - Plotted Housing:

It is suggested that Height of Stilt Area of 2.4mts should not be counted in Building height or else 18mt height be permitted to Plotted Housing.

9. Clause 4.4.3 B, Residential Plot - Group Housing, Maximum FAR: 200

It is suggested that Maximum Permitted FAR be increased to 400. Also up to 20% of the FAR may be allowed for commercial use.

10. Clause 10, 4.4.3 B, Residential Plot - Group Housing, Maximum Ground Coverage: 33%

It is suggested that Maximum Permitted Ground Coverage be increased to 40%.

11. Clause 4.4.3 B, Residential Plot - Group Housing, Parking 2.0 ECS/100 sqm built up area:

It is suggested that Parking norms should be restored to 1.33 ECS /100sqm built up area upto 1.67 FAR as permitted in MPD 2001 & the increased parking norms of 2.0 ECS /100sqm built up area be applied on increased FAR only i.e  $200 - 167 = 33$ .

12. Clause 4.4.3 B, Residential Plot - Group Housing, Para (i), The density may vary (10% variation permissible in all categories) for specific categories as given below:
- (a) Category I (upto 40 sq.m) - 500 DUs/Ha.
  - (b) Category II (above 40-upto 80 sqm) 250 DUs/Ha.
  - (c) Category III - 175 Dus/Ha. (above 80sqm):

It is suggested that Density variation of + / - 30% be allowed instead of 10%.

13. Clause 4.4.3 B, Residential Plot - Group Housing, Para (iii), Additional floor area up to a maximum of 400smt shall be allowed to cater to community needs such as community / recreational hall, crèche, library, reading room and society office. In addition to above, 100 sq.m. area shall be permissible for Senior Citizen Recreation Room:

It is suggested that Additional Floor Area at the rate of 7% of permissible FAR or 2,000 sq.mt, whichever is higher be allowed free from FAR to cater to the community needs as community / recreational halls, crèche, library, reading rooms, senior citizen recreation room and society office.

Further, the concept of "Accommodation Reservation" should be extended to Group Housing so that all Community Facilities are free from FAR.

It is suggested that following activities should also be permitted in the Community Centre: Card rooms, Gymnasium, Change Rooms and Spa, Snooker Room, Billiards Room, Guest Rooms, Meeting Rooms, Business Centre, Multi-media Room, Meditation & Yoga Room.

14. Clause 4.4.3 B, Residential Plot - Group Housing, Para (v), The developer shall ensure that minimum 15% of FAR or 35% of the dwelling units, whichever is more, are constructed for Community-Service Personnel / EWS and lower category. Such flats should have a carpet area between 25 - 40 sqm:

The requirement of EWS Housing from individual Group Housing projects be removed and the developers be asked to deposit a fee of Rs. 50,000/- (Rupees Fifty Thousand) per Normal Unit which can be utilised by the Authority to make EWS with all amenities and facilities at a single location. Also the procedure / norms / guidelines for construction, allotment, handover, and maintenance of the EWS Units be specified.

15. Clause 4.4.3 B, Residential Plot - Group Housing, Para (viii), Stilts: If the building is constructed with stilt area of non- habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not be included in FAR and shall be counted towards height:

It is suggested that Stilts up to 5 meters height be permitted without being counted in FAR.

16. Clause 4.4.3 B, Residential Plot - Group Housing, Para (ix), Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.  
  
It is suggested that basement be allowed for storage, car wash, Laundromat, sports and community recreation activities and service toilets and same shall not be counted towards FAR.
17. It is suggested that to meet the increasing parking requirements, Podium Parking up to 100% of the plot area be allowed without being counted in Ground Coverage and FAR. Ground Coverage be achieved above Podium Parking.
18. It is suggested that Stack Parking on Surface be permitted without being counted in Ground Coverage and FAR.
19. It is suggested that Contiguous Balconies be permitted in Group Housing. Also the maximum width of Balconies be revised to 1800mm from 1200mm with no restriction in its maximum area.
20. It is suggested that Pergolas / Canopies be permitted at Tower Entrances free from Ground Coverage and FAR.
21. It is suggested that Pergolas / Canopies in Landscape / Elevation / Terraces be permitted free from Ground Coverage and FAR.
22. It is suggested that Revised norms of Parking, units for EWS personnel and density should only be made applicable only on the enhanced FAR from MPD 2001.
23. Transferable Development Rights: It is suggested that It must be permitted to transfer the unutilised / balance / additional development rights (FAR) in a plot to another plot subject to a maximum of 600 FAR on the plot where the FAR is proposed to be utilised.
24. It is suggested that Area provided for Circulation Spaces, Staircases, Exit ways, Means of Escape, Swimming Pools, and Service areas on Ground, Upper and Terrace Floors should not be counted in FAR. It will ensure that people does not compromise on these aspects due to FAR considerations and the overall building experience will be enhanced.
25. It is suggested that In Plotted Housing, Lifts shall be permitted upto Basements.
26. It is suggested that Service Toilets should be allowed in Stilts / Basements for drivers, watchman, housekeepers, gardener requirements without being counted in FAR.
27. It is suggested that the Building Bye Laws (BBL) should be revised to incorporate the modifications of MPD including simplification of procedures for Single Window Clearance for all Buildings.

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28. It is suggested that Extra heights should be permitted in Basement to accommodate Mechanised Car Parking.
29. Although the Zonal plans have been notified, identification of Influence Zone along MRTS has not been completed in the Zonal plans as per MPD norms. MPD should identify the Influence Zone immediately so that the benefit of MPD schemes as envisaged can be availed by the public.
30. The provision of Atirum may be 100smt or 2% extra ground coverage and free from FAR, whichever is more, should be given to Residential Group Housing projects also. Any extra area provided in these atria which is more than required as per above stipulations can be counted toward Ground Coverage and FAR.

We hope that you will appreciate the above concerns and suggestions in the midterm review of the MPD and incorporate them in the revised version of MPD 2021.

Thanking You,

Yours sincerely,

*Vikash Bhagchanda*

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