



# दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)  
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

Date: 17.11.2011

To  
Director (Plg.) MPR,  
DDA, 6<sup>th</sup> Floor,  
Vikas Minar, IP Estate,  
New Delhi 110002

Read Central Dy. No. 11  
Dated 18.11.11  
R&D Section, Vikas Minar  
Delhi Development Authority  
Deating Asstt

**Sub: Mid term Review of MPD 2021**

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No.....1434.....  
Dated.....18/11/11.....

Dear Sir,  
We have uploaded today the following material under the e-mail id of:  
advisorpd@gmail.com  
sjethwani\_11@hotmail.com

- Intensive (Property) Development on Metro Station:** In order to encourage intensive development around Metro Stations, para 12.15 of MPD should be amended to allow for 400 FAR and 35% ground coverage without levy of additional FAR or additional Ground coverage charges and Parking norms of 1ECS per 100sqm.
- Property Development in Metro Car Depots:** Should be allowed by amending the provision in Table 12.7 of MPD 2021 with the following broad Development controls:

Area under operation	:	67%
Area under building	:	33%
FAR allowed	:	150
Parking for commercial area	:	@ 2ECS per 100 Sqm
- Influence Zone of MRTS:** Guidelines already covered in MPD 2021 Article 3.3.1.1 and 3.3.2 should be extended for the property development schemes of DMRC by DDA. 50% additional FAR should be allowed straightaway to all metro property development projects.  
Also with enhanced FAR there should be a provision for allowing increased Ground coverage.
- Land Use** (Chapter 17, Clause 4.0): Land parcels transferred to DMRC for MRTS project essentially acquire a distinct land use status viz. 'Transportation' and get covered under planning norms for T-2 (Terminals/Depots - Rail/MRTS/Bus/Truck) and T-3 (Circulation - Rail/MRTS/Road).  
Property development on such land pockets consists of Commercial, Offices (including Govt offices), Hotels, Guest Houses, Serviced Apartments, Hospitals etc. These may thus be recognized as the applicable 'use-premises' under the 'Transportation' Land Use category.  
Property Development on DMRC land shall be considered as redevelopment of the land parcel having MRTS/ 'Transportation' Infrastructure on it.

*[Handwritten signatures and dates]*  
23/11  
DDA  
28/11  
ADCP

- 5. **Parking spaces provided on Metro Station** should be considered as operational structure under Clause 12.15 (Development Controls for Metro Stations).
- 6. **Parking** (Table 5.4: Development Controls- Commercial centres): Hotel parking @ 3ECS per 100sqm is on higher side for hotel requirement, hence, it could be reduced same is due in respect of serviced apartments.

This is for your kind information, with the request that these points may be suitably considered in the review exercise.

Thanking you.

Yours sincerely,



CE/PD