



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)

77

Commr. (Plg) - II
Diary No. 533
Date 22-11-11

Commr (PLG) Office
Diary No. A-3178
Date 21-11-11

DMRC/PD/C1/Appg/670/11

Dated: 17.11.2011

To,
The Commissioner Planning,
Delhi Development Authority,
Vikas Minar,
New Delhi.

12
18/11/11
Vikas Min.
Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Diary No. 1536
24/11/11

Sub: Mid-term review of MPD 2021.
Ref: Public Notice dated 04.10.2011

Director (Plg.) MPR-2021
Vikas Minar N. Delhi
Di. No. 1290
Date 30-11-11

Dear Sir,

With reference to Public Notice dated 04.10.2011 issued by DDA inviting suggestions for modification to MPD 2021, some suggestions are listed below for consideration during the mid-term review.

No.	Amendment	Justification given in letter No.
1.	Amendment of Table 12.7 of MPD 2021 to permit property development in Metro depots.	DMRC/PD/C1/Ext/642/11 dated 04.05.2011 to Secy / MOUD
2.	Modifying Clause 12.4 of MPD 2021 to permit <ul style="list-style-type: none"> Property development up to max. 6 ha with 33% ground coverage and 400 FAR & 1 ECS parking per 100 Sqm FA. 	
3	Notification of guidelines for redevelopment of influence zone along MRTS corridor (to permit availing of 50% higher FAR by DMRC).	DMRC/PD/C1/MoUD/IP Dated 12.10.2011 to Commissioner Plng / DDA

These suggestions have already been sent earlier in DMRC's letters referred to in the table above. Copies are attached for ready reference.

Thanking you,

Yours faithfully,

Amc
23/11/11
Dy. Dir. MPR
Diary No. 292
Date 23-11-2011

30/11/11
10/11/11

Comm (Plg) - II
21/11/11

R.M. Raina
(R.M. Raina)
Adv.PD

A. Gupta for MPR

(मेट्रो भवन, फायर ब्रिगेड लेन, बरखम्बा रोड, नई दिल्ली-110001)

Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

23/11
Dy. Dir. MPR

O/c

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DELHI METRO RAIL CORPORATION LTD.

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E. SREEDHARAN
MANAGING DIRECTOR

METRO BHAWAN,
13, FIRE BRIGADE LANE,
BARAKHAMBA ROAD,
NEW DELHI-110001

No.DMRC/PD/C1/Ext/842/11

Dt. 4.5.2011

Dear Shri Navin Kumar,

Sub: Facilitating property development works of DMRC.

The funding plan for Phase-III Metro Project, as approved by the Empowered Committee in their meeting held on 26th April, 2011, has cast a great responsibility on DMRC to generate about Rs.1600 crores through "property development". If this is to be achieved, the Development Controls in MPD 2021 would need further relaxation in respect of atleast two areas as under:-

1. Property development in Metro Car Depots:

1.1 DMRC presently has 7 Car Depots. These Depots occupy 240 ha. of land. Three more are going to be added under Phase-III. No property development has been undertaken in any of these Depots except at Khyber Pass Depot where 11.7 ha. has been utilized for property development, which is fetching good returns to DMRC. After the notification of MPD 2021, Metro Yards have been brought under a special category as Item No.8 in Table 12.7. While Development Controls have been stipulated against this item, there is no specific mention of property development. A reference made to DDA has elicited that property development is not authorized in Metro Yards.

1.2 This anomaly has to be set right and DMRC allowed to carry out property development activities in large land pockets such as Depots and even over Stabling Yards and Workshops. World-over Metro Depots have been utilized for commercial purposes as well. To have maximum value capture from such prime lands, it is necessary that:-

- (a) Property Development is clearly specified as a permissible activity under Item No.8 of Table 12.7.
- (b) An FAR of 150 is allowed for buildings within the Depot area taking the entire Depot land as base. A ground coverage of 33% is allowed in place of 20% for all operational and commercial buildings taken together.

2. Intensive developments around stations:

2.1 Lot of commercial activities spring up around Metro Stations on account of easy connectivity. In all countries intensive integrated developments are undertaken around Metro Stations which not only captures the best value from the land but also improves the appeal and attraction of such urban nodes. Most of the visitors to such commercial centres naturally travel by metro itself thereby reducing the carbon footprints and also eliminating the need for additional parking space for the commercial component of such developments.

2.2 "Development Controls for Metro Stations" mentioned under Para 12.15 is required to be modified as mentioned below:-

- (a) Metro Stations along with property development (composite development) upto a maximum area of 6 ha. be permitted in all Use zones, except in Recreational and Regional Park / Ridge Use Zone, Lutyens' Bungalow Zone and Heritage Zones.
- (b) This enabling provision of property development should have the following broad development controls:
 - (i). 33% ground coverage and 400 FAR (including area under metro station) with no height restrictions and subject to approval of the statutory bodies such as ASI, Airport Authority, DUAC etc.
 - (ii). In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 1 ECS per 100 sq.m.
 - (iii). The development be undertaken in a composite manner by DMRC, treating the whole development as an Operational structure.

2.3 In this connection it is learnt that in cities like Bangalore, Chennai, Jaipur, etc. the building norms have been relaxed considerably to permit denser exploitation by the concerned Metros.

2.4 It is requested that necessary amendments to MPD 2021, as indicated above, are carried out early.

3. Since the formalities required to amend MPD take a long time (the last amendment had taken more than three years), it is requested that an administrative directive may be issued to DDA, MCD and NDMC that proposals based on the above relaxed norms should be cleared in the interim period.

With regards,

Yours sincerely,



(E. Sreedharan)

Shri Navin Kumar, IAS,
Secretary,
Ministry of Urban Development,
Nirman Bhawan,
New Delhi.

o/c

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DMRC/PD/C1/MoUD/IP

Dated: 12.10.2011

To
Dr. S.P. Bansal,
Commissioner (Planning) II,
Delhi Development Authority,
Vikas Minar, New Delhi.

Sub: Draft Guidelines for Redevelopment of Influence Zone along MRTS
Ref: Presentation / Meeting held on 11.10.2011 (No. 3(29)/2008MP/273 dated 26.09.2011)


Dear Sir,

During the subject presentation MOUD officials brought out that the FARs allowed in Delhi are one of the lowest in the world. Chief Secretary stated that densification of existing urban areas, need of the hour, is being started with the Influence Zone along major transport corridors / MRTS, to make it accessible to larger population. The officer from Planning (NCRPB) was of the view that the funds to be raised through property development by DMRC should be enhanced to the level of 10% as against 4% proposed now. DDA officer brought out the acute shortage of office space in Delhi, due to which travel to NOIDA & Gurgaon has increased.

Accordingly, Secretary (UD) desired that since the metro stations form the focal point of the said Influence, DDA should incorporate in the modified guidelines to provide for a maximum FAR of 5 for property development on metro stations, specifying the conditions attendant thereto such as requirement of parking / capacity of approaching roads / maximum height allowed etc. The actual FAR permitted on a given metro station shall be within this level of maximum FAR of 5, depending upon the extent these requirements are fulfilled i.e. on case to case examination basis. Minimum FAR allowed though for such development may however be 1.5, keeping in view the fact that MPD 2021 provisions allow FAR 1 for property development at metro stations and with additional 50% (on account of Influence Zone) the minimum FAR comes to 1.5.

A copy of D.O. letter dated 30.09.2011 sent by MD, DMRC to Hon'ble Minister for Urban Development in this regard is also enclosed for suitable reference and with the request to issue the minutes of the meeting as well as the modified guidelines suitably.

Yours sincerely,


(Mangu Singh)
Director/Works

Receive
14-10-11
Dr. S. P. BANSAL
Commr. (Plg)-II
Encl: A/A
DDA Vikas Minar

Copy to: PPS to Secretary (UD), Ministry of Urban development, Nirman Bhawan, New Delhi.
for kind formation of Secretary (UD).

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)
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