



**ADLAKHA ASSOCIATES Pvt. Ltd.**  
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**Awards & Recognitions**

- 1977 : International Association for Housing Science(USA) International Award  
1978 : World's successful Low Cost Houses compiled by Hungarian Institute of Building Science, Budapest  
1987 : 1st Prize on Low Cost Housing Competition, Ahmedabad  
1988 : Commendation Award on Low Cost Housing, UP Housing Board, Lucknow  
1992 : Award for Excellence in Design & Architecture, Interior Today, Mumbai  
1992 : Hony Advisor, NCR Planning Board  
1993 : Hony Advisor, NCR Planning Board  
1995 : Hind Gaurav Award, New Delhi  
1999 : Meritorious Award for Riverside Club, New Delhi  
2001 : Sir M. Viswesvaraya Award, HUDCO  
2001 : Award for Excellence in Built Environment (Greater Noida Authority Project), Indian Buildings Congress, New Delhi  
2001 : National Design Award, National Design Research Forum, Hyderabad  
2005 : Constru India-2005 Excellence Award, Mumbai  
2006 : Awas Ratna Award (Rajiv Gandhi Housing Project), Ministry of Housing, Govt. of India  
2006 : Building Industry Leadership Award, Builders Information Bureau  
2007 : Award for Excellence in Built Environment-2006 (Rajiv Gandhi Housing Project) Indian Buildings Congress, New Delhi  
2008 : Acce - Gammon Award for Rajiv Gandhi Housing Project  
2009 : Golden Peacock ECO-innovation Award – 2008  
2009 : Award for Excellence in Built. Environment – 2008, Indian Building Congress

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Our Ref: No.AA/RV/36/20538/11

24<sup>th</sup> November 2011

The Director (Plg) MPR  
Delhi Development Authority  
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OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No.....1559.....  
Dated.....28/11/11.....

Subject:- Suggestions for EWS/LIG Low income housing development norms (Review of Master Plan)

Sir,

We shall be grateful, if you kindly look into the formulation of development control norms for the EWS, LIG, low income housing, the objective can be achieved with relaxation and transparency of norms, particularly for government social housing projects.

Few of our suggestions are:

1. IS:8888 (Requirements of low income housing guide) be made applicable.
  2. IS:13727 (Requirements of cluster planning for housing – guide) is an adjunct to the IS:8888.
  3. The IS:8888 also says SP7:2005 i.e. NBC-2005 is also an adjunct to IS:8888
  4. The IS:8888 in itself is also incomplete e.g. it does not specify density, the road, parkings etc. very clearly.
  5. The IS:8888 is meant for the entire country, whereby the data given are more related to plotted development or at the most mix development upto 2 storeys. For place like Delhi, where most of the government schemes for EWS/LIG housing is of G+3 & 6+4, the norms mentioned in IS: 8888 need to be supplemented.
- a). IS:8888 (Clause: 4.2.1): The code recommends, in case of group housing or flatted development the dwelling unit should have maximum plinth area of 40m<sup>2</sup> (excluding external circulation such as stairs, lifts, lobbies etc.)  
The MPD-2021 (clause 4.2) housing policy state slum/EWS housing upto 30sqm. Whether plinth area/built up area/covered area – including or excluding circulation area?  
Most of the EWS housing activity is taken up under JNNURM/RAY scheme of Ministry of Housing & UPA, Government of India, whereby the Ministry has fixed area norm of a dwelling unit as “min 25 sqm” and of two room housing.

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- b). IS:8888 : Clause 4.4.1.1. Density: It state **that** in case of developments with per dwelling unit covered area of 15m<sup>2</sup> **maximum density of 500 D.U.** This code is silent. The MPD: 2021 state Cat.1 (group housing upto 40 sqm = 500 D.U / hac ± 10%.

The maximum limit of density be fixed and not the minimum. Due to size and nature of plot, many a time it is not possible to achieve minimum No. of D.U.

- c). IS:8888 (Clause 6.1.1 & 6.1.2) roads and pathways;-

The code specify 6m ROW for road and 2m for pathways. MPD-2021- to specify the road width norms. The Delhi Fire Service require 6 M ROW.

- d) MPD-2021 should also specify the minimum and maximum percentage (%) of organized green area in terms of parks.

- e). IS:8888 – Parking. The code is silent on parking. The parking norms for low income group housing be specified with a rider that 75% of ECS be treated as 2 wheelers Pathways and roads around the buildings be allowed for parking.

The NBC-2005 under heading 'group housing', clause 10.2.1 state " 50% of the open spaces required around buildings may be allowed to be utilized provided a minimum distance of 3.6m around the building is kept free from parking for fire and life safety".

- f). Infrastructure requirement.

The table 4.2 of MPD-2021 mentions infrastructure requirement. These requirements may be feasible when looked into at zonal or sector level, but for group housing exclusively for EWS/LIG housing, the norms are not viable. The norm of 7 sqm per person for EWS/LIG housing needs to be relaxed.

Moreover, the MPD-2021, specify min. necessary/feasible level of services and community facilities to be provided for unauthorized/regularized unauthorized colonies. The MPD- 2021 also state that "for provision of social facilities, reduced space standards shall be adopted" e.g. primary school 800sqm and for senior secondary school 2000 sqm. A composite facility centre comprising of community hall, basti vikas Kendra, health centre etc is also allowed. Therefore, the requirements of local shopping centre and other facility norms be relaxed exclusively for EWS/LIG pockets.

When the ground coverage allowed for EWS housing is 40%, the cluster spaces and open spaces norms also need relaxation.

Kindly look into the above suggestions to make the social housing economical, viable and feasible.

Thanking you,

Yours faithfully,

For ADLAKHA ASSOCIATES Pvt. Ltd.

(PRAMOD ADLAKHA)

DIRECTOR