

Commr. (Pig) - II I-103
Despatch.....
Date..... 9/2/2012

OFFICE OF THE DIR (Pig.)
MPTC, D.D.A. N. DELHI-2
P.V. No. 1226
Dated 13/2/12

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MOST IMMEDIATE



No. K-12011/1/2011-DDIB
भारत सरकार / Government of India

352-B
दिनांक 7/2/12

शहरी विकास मंत्रालय / Ministry of Urban Development

निर्माण भवन / Nirman Bhavan

नई दिल्ली / New Delhi

Dated 2/2/12

M.P.P.R-2021
DDA Vihar Minar N. Delhi
Dt. No. I-388
16-2-12

The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi. 1	2.	The Commissioner, Municipal Corporation of Delhi, Civic Centre, Minto Road, New Delhi-2
The Chairman, New Delhi Municipal Council, Palika Kendra, New Delhi.	4.	The Principal Secretary(UD), Govt. of NCT of Delhi, I.P.Estate, New Delhi

9/2 Subject:- Suggestion for mid-term review of master Plan for Delhi 2021

Sir,

I am directed to forward herewith a copy of representation dated 19-1-2012 received from The Federation of Hotel & Restaurant Associations of India on the subject cited above for appropriate action, under intimation to this Ministry.

Yours faithfully,

(Sunil Kumar)
Under Secretary (DDIB)
Tel.No.23061681

Encl. as above.

As advised this may seen by the A.D. (Pig)-III.

A.D. (Pig)-III

15/2/12



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The Federation of Hotel & Restaurant Associations of India

President : Kamlesh Barot
Hony. Secretary : Vivek Nair
Hony. Treasurer : Suresh Kumar
Jt. Hony. Secretary : Deepak Puri

402/015
29/11

Member of Honour : Dr Ajit B Kerkar
Vice President : K. Syama Raju
Vice President : Rajindera Kumar
Vice President : Ratan Marothia
Secretary General : M. D. Kapoor

January 19, 2012

The Commissioner-cum-Secretary
Delhi Development Authority
Vikas Sadan
New Delhi-110023

TRUE COPY

Kind attention: Mr. D. Sarkar

Subject: Advertisement inviting public suggestions for mid-term review of Master Plan for Delhi -2021

Dear Sir,

This is with reference to your advertisement in the local newspapers of 4th October, 2011 inviting public suggestions for mid-term review of Master Plan for Delhi 2021.

In this connection, it is stated that the representatives of the Federation of Hotel & Restaurant Associations of India (FHRAI) had called upon the Hon'ble Minister for Urban Development, Mr. Kamal Nath on 21st February, 2011 and given a presentation on the huge gap between the hotel accommodation of international standards presently available in the NCT of Delhi and the hotel accommodation actually required and the issues which were proving a serious deterrent to the hotel capacity expansion in the Capital. The Secretary and Joint Secretary, Ministry of Urban Development, Government of India and senior officers of the DDA were also present at this meeting. In the detailed presentation the Hon'ble Minister's attention was particularly drawn to the highly restrictive FAR of 225 allowed under the Master Plan of Delhi 2021 in comparison to the very high FAR granted in other cities for hotels, as given in the following chart:

Sl.No.	City	FAR	Remarks
1.	Delhi	225	Increased from 150 in 2008
2.	Mumbai (South)	500	Increased from 133
3.	Hyderabad	UNLIMITED FAR (Provided height is within the limit granted by Airports Authority of India.)	

As will be seen from the above chart, especially in the case of South Mumbai, where all these decades no extra FAR was allowed, the Government of Maharashtra realizing the urgent need for more hotel accommodation, has increased the FAR from 133 to 500. In the case of Hyderabad, there is no limit on the FAR as long as the height approved by Airports Authority of India is followed.

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It was further submitted that the charges for the grant of additional FAR were also too high. It was, therefore, suggested that on the pattern of Government of Maharashtra and the Municipal Corporation of Greater Mumbai, the charges for the additional FAR granted for hotels in the Capital may be recovered at 25% of the rate arrived at on the basis of the Circle Rates published by the Government of NCT of Delhi for that particular plot and not at 50% of the ZAAR.

In the matter of higher FAR, the following suggestion was made:

"The FAR for hotels in the NCT of Delhi which was increased from 150 to 225 vide Ministry of Urban Development, Government of India, Notification No.K-12011/5/2007-DDIB dated 12th August, 2008 be further enhanced to 300 as was originally requested and recommended by the Ministry of Tourism, Government of India."

It was highly gratifying that the Hon'ble Minister appreciated this suggestion and said that he would have the same looked into by the Ministry of Urban Development/DDA. In this connection, we also submitted a letter dated 22.2.2011 to the Hon'ble Minister. This was followed vide our letter dated 7.6.2011 to the Hon'ble Minister of Urban Development and letter dated 26.7.2011 to the Secretary, Ministry of Urban Development. Copies of these letters are enclosed.

Otherwise also, his strong views that, given the scarcity of land in the Capital, the future development of the NCT of Delhi lies in vertical expansion, are well known. At the Workshop organized by the National Capital Region Planning Board (NCRPB) on 27th December, 2011 he told the Press that "we still have very antique FAR laws" implying thereby that the need of the hour was to increase the FAR not only for hotels but for all other buildings also i.e. residential and commercial.

Also, in the Ministry of Tourism, Government of India's Report of the Working Group on Tourism for 12th Five Year Plan (2012-17), it is envisaged that Foreign Tourist Arrivals (FTAs) would increase from the present level of 5.58 Million to 11.24 Million in the year 2016 for which an estimated 180,000 guest rooms are to be constructed in the country. This is in addition to the present level of accommodation of 120,000 guest rooms in the classified sectors. One of the strong recommendations of the Report of the Working Group on Tourism which is now being seriously considered by the Planning Commission is the requirement of additional FAR to be given to Hotels over and above the normal FAR given in the respective Master Plans. This recommendation is specified in Chapter 4 – Development of Tourism Infrastructure, connectivity and destination management – page 60 (item: xxxi) of the Report of the Working Group on Tourism, copy attached herewith for your reference.

We hope that the said presentation has been forwarded to the DDA for necessary action in the matter and that this suggestion of the FHRAI is already receiving attention of DDA for the review of the Master Plan for Delhi 2021. Nevertheless, a copy of our letter dated 22nd

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February, 2011 addressed to the Hon'ble Minister of Urban Development, along with the presentation is enclosed herewith with the request that as suggested therein, the FAR for hotels in the NCT of Delhi may be enhanced from the existing 225 to 300.

We also take this opportunity to reiterate our long standing request for the implementation of DDA's own decision to permit the following hotel-specific services in the basement(s) without counting in the FAR which DDA itself had vide letter No.F-10(1)/96-M.P./993 dated 31.8.1998(copy enclosed) recommended to the then Ministry of Urban Affairs and Employment (now Ministry of Urban Development) for uniform adoption by all land owning Government agencies.

- (i) Air conditioning plant and equipment, water storage boiler, electric sub-station, H.T. and L.T. Panel Rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and equipment required for the maintenance of the building.
- (ii) Laundry, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, provisions/housekeeping store and Cold Storage.

This decision was brought to the notice of DDA at the time of formulation of the MPD-2021 also and while part (i) above has been incorporated in it, part (ii) has been left out. It need not be emphasized that these are the most essential hotel-specific services and thus constitute the backbone of hotel operation. It will be seen from the said DDA letter dated 31.8.1998 that the decision to allow these services in the basement(s) without counting in FAR was taken after detailed discussion by its Technical Committee and approval of the Vice Chairman, DDA.

In view of the aforesaid, we shall be extremely grateful for the incorporation of the following suggestions in the Review of the Master Plan for Delhi 2021:-

- (i) **The FAR for hotels in the Capital may be enhanced from the existing 225 to 300;**
- (ii) **The charges for grant of additional FAR may be recovered at 25% of the rate arrived at on the basis of the Circle Rates published by the Government of NCT of Delhi for that particular plot and not at 50% of the ZAAR; and**
- (iii) **Hotel specific services viz. Laundry, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, provisions/housekeeping store and Cold Storage may be permitted in the basement(s) without counting in FAR.**

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In case, any further information/clarification is required we shall be glad to furnish the same and also make another presentation before the DDA as was done at the time of the formulation of the MPD-2021.

Thanking you,

Yours faithfully,
For Federation of Hotel & Restaurant Associations of India

M. S. K. L.

Secretary General

cc: 1. The Secretary, Ministry of Urban Development, Government of India, Nirman Bhavan, New Delhi-110011.

2. The Secretary, Ministry of Tourism, Government of India, Transport Bhavan, New Delhi-110001