

SUBHASH CHOPRA
M.L.A.
Delhi Legislative Assembly

259

Director (Plg.) MPD-2021
Dy. No. 1375
Dt. 31-1-12

A-2, GREATER KAILASH ENCLAVE-II
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MOB.: 9811036506

Director (Plg.) MPD-2021
Dy. No. I-606
Dt. 25-1-12

63/12
140(5)

8493

Comm. (Plg.)
Dy. No. I-66

January 18, 2012

19/1/12
Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy. No. 649
Dated: 30/1/12

Dy. No. 93
Dt. 27-1-12

3. Hon'ble Lt. Governor:
Chairman, DDA
Raj Niwas, Civil Lines
New Delhi

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy. No. 1754
Dated: 28/1/12

Ref:- Residential use in existing industrial plots with minimum
15% commercial/industrial component

Reference my earlier letter dated November 15, 2011 regarding Residential use in Existing Industrial Plots I have had several discussions with various Associations and people and you would be pleased to note that everyone is of the opinion that we need to augment the housing stock in the city to meet this growing demand.

I have learned and obtained a copy of the DUAC minutes on the subject and would like to highlight some key points for your consideration:-

1. Group Housing activities may be permitted as part of redevelopment/re-densification strategy in large industrial plots only.
2. MPD 2021 recognizes the fact that there is a net housing shortage of about 1.0 Lakh houses/dwelling units. Moreover, the estimated additional housing stock required by 2021 will be around 24 lakh dwelling units. Hence, allowing residential activity in industrial areas will augment housing stock.
3. Group Housing in these areas will also provide for much required EWS/LIG housing. This will help in reducing unauthorized colonies as well as jhuggi clusters.
4. Group Housing in industrial Areas will also reduce carbon footprints as it will encourage walk-to-work culture.

SS & PS/MA

As MPD 2021 suggests that the maximum FAR of 400 can be given, hence I reiterate that the same should also be extended to this scheme so that it adds to more housing as well as enhanced EWS dwelling units to the city.

19/1/12

Presently Group Housing has an FAR of 200, and an incentive of 1.5 times is further given under the Redevelopment Scheme for Planned Industrial areas, hence making it a total FAR of 300.

We suggest that further incentive should also be given to take the FAR to 400 as allowed under MPD 2021 to cover up the shortage of housing and EWS in the city under this scheme.

L-G

I request you to kindly put this as an agenda item for discussion and approval in the next meeting of

- i) The next Authority meeting on 30.1.2012
- ii) The next meeting of the Advisory Group on Revision of the Master Plan, 2021 on 12.1.2012.

so that the matter can be expedited and sent to the Ministry of Urban Development for policy approval and notification.

Thanking you,

Yours sincerely,

(Subhash Chopra)

Encl: as above

M. Jaiswal
Secretary

VEDDA

T. Chandra
20-1-2012

DD MPD
25/01/12
Pr. Minar
24/1/12

Case/Plg II

P.T.O.