



Indian National Trust for Art and Cultural Heritage

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To
 Hon.ble Lt. Governor
 6 Raj Niwas Marg
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Director (Plg.) MPR/TC,
 D.D.A. Vikas Minar N. DELHI-2

O.S.D. (Plg.)
 Dy. No. 781
 Dt. 30-1-2012

Commr. (Plg.) - II ✓
 Despatch 398
 Date 27-1-12

Re : FAR Increase In Small Residential Plots

23rd January, 2012

Sir

Dr. Dir. (Plg.) MPR-2021
 ID : Vikas Minar N. Delhi
 Dy. No. 1376
 Dt. 31-01-12

Increased FARs in small residential plots of less than 300 sq.m. is resulting in a horrendous situation on the ground. Given the weak regulatory system and weak enforcement mechanism the stults area has become a bonus additional space already being used for offices and shops whereas increased number of cars [owing to increased dwelling units] are worsening the on street parking congestion. Lifts are being installed in such small plots increasing dependence and demand for electricity. The need for shared common spaces and services is opening a new arena of conflict with group housing like agreements being required in plotted housing.

FAR levels in residential plotted housing for plots below 300 sq.m. may either be :

- Reduced [this may call for masterplan amendments]
- Or apply only if the plots are consolidated to at least 600 sq.m.

For plots above 300sq.m. – 600 sq.m. level the revised FAR may apply only if at least 2 plots are consolidated.

It is suggested that the requisite exercises be carried out for evaluation now that the physical consequences are becoming visible in various areas. Revision may be carried out on merits.

For kind consideration

Yours Sincerely

Manu Bhatnagar
 Manu Bhatnagar
 Pr. Director, NHD

Cc : Chairman, DUAC, Commissioner [Planning], DDA *on leave*

AK
29/1
 O.S.D. (Plg.)

Raj
30/1/2012
 Dir/MPR

as a part of revision

Shuk
30/1/12
 AD (Plg) MPR