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Director (Plg.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy.No.....1760  
Dated.....28/12/12  
Commr. (Plg.) - II  
Despatch.....94  
Date.....9-1-12

O.S.D. (PLG)  
Diary No.....680  
Date.....10-1-2012

Ref: BRPL/EMC/MCD  
30<sup>th</sup> Dec. 2011

✓ Dr. S.P. Bansal  
Commissioner (Planning)  
Delhi Development Authority  
Vikas Minar, I.P. Estate  
New Delhi

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No.....586  
Dated.....11/1/12  
DDA Vikas Minar N. Delhi  
1345  
13-1-12

Sub: Request for review of provision for Electric Sub Station (ESS) space for development redevelopment of plots above 500 sq. meters & Co-Operative Group Housing Societies (CGHS) plots

Dear Sir,

As you are aware vide notification dated 7<sup>th</sup> Feb, 2007 the Master Plan for Delhi 2021 provides for additional FAR for construction of additional floor space on residential plots/Co-Operative Group Housing Societies (CGHS) in Delhi. Accordingly, due to availability of additional FAR there is incentive for new construction and large scale re-development is taking place in plotted areas / societies resulting in multi storied housing complexes on plots of above 500 sq. meters and in CGHS Societies.

You will appreciate that due to re-development of plots in residential colonies/societies & life style changes in Group Co-Operative Housing Societies (GCHS) the power infrastructure requirement has risen many fold as there is need for additional power to the tune of 125KW~160 KW load for 8 to 10 residential units vis-a-viz power requirement of 10KW~15 KW for single or double storied residential housing plotted earlier.

As you know as per the Development Control Regulations (DCR) of Mumbai the owner has to provision for Electric Sub station (ESS) space on plotted developments where plot area is above 500 sq. meters. As per Mumbai's DCR no.26 in every case of Development/Re-development of any land, building or premises above 500 sq. meters is permitted on plot area under development/redevelopment, subject to requirement of ESS considered necessary by the power supply authority / utility. Further, as per DCR no. 35 (2) (i) (vi) the substation space is excluded from FSI computation (i.e. free FSI). Also in development plan (DP) of MCGM some plots of different sizes are reserved for Sub Stations. Relevant development control regulations of Mumbai relating to provision of Sub stations is attached for reference.

In light of above developments, we request that suitable provisions are incorporated in the MPD 2021 & development control norms for plots above 500 sq. meters to make provision for Electric Sub Station (ESS) space of 5<sup>m</sup> x 7<sup>m</sup> free of FAR. We also pray that suitable recommendations are forwarded to MCD to incorporate necessary amending provisions in its building bye-laws before approving building plans.

Thanking you,

Yours faithfully,  
For BSES Rajdhani Power Limited

Anil K. Varshney  
Addl. Vice President

Akv/ brpl/emc/mcd 30.12.2011

A. Singh  
for MPA  
9/1/12  
Pld/issm  
Shant  
11/1/12  
14/1/12  
AD (P&S) MPR  
Dir MPR

(g.) Tailoring, embroidery and button-hole making shops, each not employing more than 9 persons;

(h.) Cleaning and pressing establishments for clothes, each occupying floor area not more than 200 sq.m. and not employing solvents with a flash point lower than 59°C, machines with dry load capacity exceeding 30 kg. and employing not more than 9 persons, with a total power requirements of not more than 4 KW;

(i.) Shops for goldsmiths, lock-smiths, watch and clock shops and their repairs, bicycle shops and their rental and repairs, opticians shops and optical glass grinding and repairs shops, musical instruments shops and their repairs, picture framing, radio, television and household appliance shops and their repairs, umbrella shops and their repairs and upholstery work, each employing not more than 9 persons;

(j.) Coffee selling shops and grinding establishments each with electric motive power not exceeding 0.75 K.W (0.025 KW) individual motor each;

(k.) Restaurants, eating houses, cafeterias, icecream and milk bars each with area not exceeding 200 sq.m.

(l.) Bakeries with no floor above, not occupying for production an area in excess of 75 sq.m. and not employing more than 9 persons, if the power requirement does not exceed 4 KW., where only electrical ovens are used and additional heating load upto 12 KW. permitted.

(m.) Confectioneries and establishments for the preparation and sale of eatables not occupying for production, an area in excess of 75 Sq.m. per establishment and not employing more than 9 persons or motive power exceeding 1.12 KW., as well as sugarcane and fruit crushers, each not employing more than 6 persons with motive power not exceeding 1.12 KW., in an area not more than 25 sq.m.;

(n.) Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops.

(o.) Photographic studios with laboratories, zeroxing, photocopying, video and video taping establishments, etc. and their laboratories, each with an area not exceeding 50 Sq.m. and not employing more than 9 persons and not using power more than 3.75 KW;

(p.) Data processing unit with use of computers;

(q.) Travel agencies, ticket booking and selling for air, surface or water travel or transport or other modes of travel or transport.

(r.) Other uses permitted in the residential zone with shop line with permission of the Commissioner.

#### 26. Electric Sub-Station.-

In every case of development/redevelopment of any land, building or premises, provision for electric sub-stations may be permitted as under if the requirement for the same is considered necessary by the concerned power supply authority;

Serial No.	Plot Area (Sq.m.)	Maximum requirements depending on land
1.	Plot upto 500 Sq. Mt each	One single transformer sub-station of the size of 5m x 5m and height of not more than 5m
2.	Plots of 501 sq.m. to 1500 sq.m	One single transformer sub-station of the size of 8 m. X5 m. and height of not more than 5 m.
3.	Plots of 1501 sq. m. to 3000 sq.m.	One or more transformer sub-station of the size of 12m.X5.5m. and height of not more than 5m.
4.	Plots of 3001 sq.m. upto 2 ha.	Two numbers, single or two transformer sub-stations or combination thereof of the size stipulated in serial No.3 above.
5.	Lay-out or sub-division of a plot measuring 2 ha. or more.	A suitable site for an electric sub-station (11 KV / 33KV / 110KV) as decided by the Commissioner.

Provided that the sub-station is constructed in such a manner that it is away from the main building at a distance of at least 3 m. and in general does not affect the required side-margins, open spaces or prescribed width or internal access or larger open space or as may be required by the Commissioner.

## 34. Transfer of Development Rights ---

In certain circumstances the development potential of a plot of land may be separated from the land itself and may be made available to the owner of the land in the form of Transferable Development Rights (TDR). These Rights may be made available and be subject to the Regulations in Appendix VII hereto.

## 35. Floor Space Index Computation

(1) Floor Space Index / Built -up calculations - The total area of a plot shall be reckoned in floor space index/built -up area calculations applicable only to new development to be undertaken hereafter as under:-

Plot size in sq.m. (1)	Area in sq.m. for FSI Computation (2)
Residential and Commercial zones	
(1) Upto 1000 sq.m.	Total area
(2) 1001 to 2500 sq.m.	Total area subject to a maximum of 2125 sq.m.
(3) 2501 to 10,000 sq.m.	Total area excluding 15 per cent of the area for recreational/amenity open space vide item (ii) in clause (a) of sub-Regulation (1) of Regulation 23.
(4) Above 10,000 sq.m. ..	Total area excluding 15 percent of the area for recreational open space under item (iii) of clause (a) of sub-Regulation (1) of Regulation 23. [However, the area for FSI computation shall be 90% of net area (after deducting amenity area) in case of change of Industrial user to Residential user in the suburban area of Greater Mumbai as specified in Regulation 56(3)(c)(ii) and 57(4)(c)(ii)] <sup>(7)</sup>
(5) [Area of the amalgamated plots (2 or more ) is more than 2125 sq. mt.] <sup>(6)</sup>	[Total area subject to following conditions :--- 1) This is applicable only in case of plots where total area of amalgamated plots is not exceeding 10000 sq. mt. 2) That the amalgamation is proposed after the DCR 1991 have come into force. 3) That no single plot in the amalgamated plot is larger in size than 2125 sq. mt. and further no individual plot shall have area more than 50 % of the total amalgamated area. 4) A new and separate property card shall be produced in respect of amalgamated plots. 5) At least 15% Recreation Ground shall be kept open to sky and shall be developed as Recreation Ground by plantation of trees. 6) All other provisions of D.C. Regulations shall be followed while allowing development of such amalgamated plots. 7) If the amalgamated plot is developed by taking advantage of these Regulations at no time in future any sub - division would be allowed.] <sup>(6)</sup>
Industrial Zones.	
Industrial Plots -	
(1) Upto 1000 sq.m. ..	Total area subject to a maximum of 900 sq.m.
(2) More than 1000 sq.m. ..	Total area excluding 10 per cent out of the area for recreational/amenity open space vide clause (a) of sub-Regulation (2) of Regulation 23.

Industrial Layouts -	
(1) Plots of 8000 sq.m. or more ..	Total area excluding area of construction permissible in open space over 1500 sq.m. according to clauses (a) and (b) of sub-Regulation (2) of Regulation 23 and excluding 10 per cent out of the area for recreational/amenity open space vide clause (a) of sub-Regulation (2) of Regulation 23.

*Note* - The occupation certificate for buildings constructed for residential /commercial use shall be granted by the Commissioner only after recreational area is developed and structure for recreational activities are actually provided on site.

(ii) In case of Government/Semi-Government Department and Organisations /Public Sectors Authorities/Undertakings such as the Atomic Energy Department, the Civil Aviation Department, International Airport Authority of India, Defence authorities, Railway authorities and the Mumbai Port Trust, for computing the available floor space index, the area of lands not designated /reserved but shown as such in the development plan for the following purpose shall be excluded:-

- (a) Playgrounds, stadia, golf courses ;
- (b) Parade grounds, training grounds, firing ranges ;
- (c) Green areas within their complexes ;
- (d) Lands kept open for operational purposes ;
- (e) Lands under major internal roads ;
- (f) Railway tracks and yards ;
- (g) Lands unauthorisedly reclaimed ;
- (h) Lands of air-fields and air-strips .

[ ]<sup>(6)</sup> This new clause is added vide Government sanction u/s. 37(2) of M. R. & T. P. Act 1966 under No. DCR /1095/1624/CR -376/95/UD 11 dated 16 th June 2003.

[ ]<sup>(7)</sup> This clause was inserted vide Govt. orders under section 37(2) of M.R.&T.P. Act, 1966 vide order No.TPB 4304/2770/CR-312/04/UD-11: Dated the 14<sup>th</sup> May, 2007.

**(2) Exclusion from FSI computation - The following shall not be counted towards FSI -**

- (a) Areas of structures permitted in recreational open space under clause (g) of sub-Regulation (1) of Regulation 23.
- (b) Areas covered by features permitted in open spaces as listed in Regulation 30.
- (c) Areas covered by stair-case rooms, lift rooms above the topmost storey, lift-wells and stair-cases and passages thereto, architectural features, chimneys and elevated tanks of permissible dimensions in respect of buildings in the Island City, Suburbs and extended suburbs with the special permission of the Commissioner :  
 Provided that in the wards of the Island City such exclusion from FSI computation will be available in respect of buildings to be constructed or reconstructed only, the same being not available for existing buildings or proposals decided by the Corporation prior to the coming into force of these Regulations, ~~and such exclusion will not be available for reconstruction schemes with FSI exceeding 2.00 in Island City.~~<sup>(2)</sup>  
 [Provided further that the reconstruction scheme with FSI exceeding 2.00 under Development Control Regulations Nos. 33(6) such exclusion will be permissible as per guidelines here under: -

- i. While working out total existing built up area, the built-up area of existing staircase will, not be taken into account.
- ii. In redevelopment / reconstruction schemes, the staircase and lift-well areas as per the provisions of said Regulations will be permitted free of FSI.
- iii. The premium for the area of the staircase and lift-well will be recovered after working out the area of the staircase and lift-well in the proposed building minus area of the existing staircase, lift-well etc., if any.<sup>(3)</sup>

Provided further that where the permissible FSI has not been exhausted in the case of existing buildings and cases decided by the Corporation prior to coming into force of these Regulations, the exclusion from FSI computation as in these Regulations will be available for construction of balance potential.

[ ]<sup>(2)</sup> - These words are deleted u/s. 37(2) of MR&TP Act 1966 vide Government Notification No. TPB/4397/458/CR 63/97 UD 11Dt. 31.05.1999.

[ ]<sup>(3)</sup> - This proviso is added u/s. 37(2) of MR&TP Act 1966 vide Government Notification No. PB/4397/458/CR 63/97 UD 11Dt. 31.05.1999.

- (d) Area of fire escape stairways and cantilever fire escape passages according to the Chief Fire Officer's requirements as in sub-Regulation (5) of Regulation 44.
- (e) Area of the basement as provided in sub-Regulation (9) of Regulation 38.
- (f) Area of covered parking spaces as provided in sub-Regulation (5) of Regulations 36.
- (g) Area of one office room of a co-operative housing society or apartment owners association as provided in sub-Regulation (11) of Regulation 38.
- (h) Area of the sanitary blocks (s) consisting of a bathroom and water closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage as provided in sub-Regulation (4) of Regulation 38 for the use of domestic servants engaged in the premises.
- (i) Refuge area as provided in sub-Regulations (7) of Regulation 44.
- (j) Areas covered by:-
- i. Lofts [vide sub-Regulation (5) of Regulation 38.]
  - ii. Meter rooms [vide sub-Regulation (13) of Regulation 38].
  - iii. Porches [vide sub-Regulation (20) of Regulation 38].
  - iv. Canopies [vide sub-Regulation (21) of Regulation 38].
  - v. Air-conditioning plant rooms.
  - vi. Electric Sub stations (vide Regulation 26).
  - vii. Service floor of height not exceeding 1.5 m. with the permission of the Commissioner.
- (k) Area of balconies as provided in sub-Regulation (22) of Regulation 38 ~~{except in reconstruction schemes with FSI of 2.00 or more in the Island City.}~~<sup>(4)</sup>
- (l) Area of structures for an effluent treatment plant as required to be provided by industries as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities:
- Provided, however in the case of an existing industry, if no vacant land is available the Commissioner may permit structures with dimensions to be approved by him for such effluent treatment plant on 10 per cent amenity open space.
- (m) Areas covered by service ducts, pump rooms, electric substations, niches upto 1m depth below window sill, passages and additional amenity of lift and/or staircase beyond those required under the Regulations with the permission of the Commissioner.
- (n) Area covered by new or additional lifts and staircases, including passages to be provided in a building with the permission of the Commissioner.
- (o) Area of one milk booth under the public distribution system with the permission of the Commissioner.
- (p) Area of one public telephone booth and one telephone exchange (PBX) per building with the permission of the Commissioner.
- (q) Area of one room for installation of telephone concentrators as per requirements of Mahanagar Telephone Nigam limited, but not exceeding 20 sq.m per building with the permission of the Commissioner.
- (r) Area of a separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of the Commissioner (vide sub-Regulation (12) of Regulation 38).

[ ]<sup>(4)</sup> - These words are deleted u/s. 37(2) of MR&TP Act 1966 vide Government Notification No. TPB/4397/458/CR 63/97 UD 11Dt. 31.05.1999.

- (s) Area covered by new lift and passage thereto in an existing building with a height upto 16m. in the Island City (vide clause (iv) of sub-Regulation (19) of Regulations 38)
- (t) Area of a covered passage of clear width not more than 52m.(5ft.) leading from a lift exit at terrace level to the existing staircase so as to enable descent to lower floor in a building to reach tenements not having direct access to a new lift in a building without an existing lift.
- (u) [ Any covered antenna / dish antenna / communication tower used for Telecom (basic cellular or satellite telephone) or ITE purposes, V-Sat, Routes, Transponders or similar IT related structure or equipment]<sup>(5)</sup>
- (v) [Area of one fitness centre for a Co-Op. Housing Society or Apartment Owners Association as provided in sub-regulation 38(32).]<sup>(7)</sup>

36. **Parking Spaces** - Wherever a property is developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirement will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.

(1) **General Space Requirement** - (i) **Types** - The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock-up garages.

(ii) **Size of Parking Space** - The minimum sizes of parking spaces to be provided shall be as shown below:-

Type of Vehicle	Minimum size/Area of parking space
(a) Motor vehicle	2.5 m X 5.5 m.
(b) Scooter, Motor-cycle	3 sq.m.
(c) Bicycle	1.4 sq.m.
(d) Transport Vehicle	3.75 m. X 7.5 m.

**Note.**- In the case of parking spaces for motor vehicles, upto 50 per cent of the prescribed space may be of the size of 2.3 m X 4.5 m.

(iii) **Marking of Parking Spaces** - Parking spaces shall be paved and clearly marked for different types of vehicles.

(iv) **Manoeuvring and other ancillary Spaces** - Off-street parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

(v) **Ramps for Basement Parking** - Ramps for parking in basements should conform to the requirements of sub-regulations (13) of Regulation 36.

(2) **Quantitative Requirements** - Four wheeled auto-vehicles - Parking spaces for four wheeled auto vehicles shall be provided as in Table 15 below, any fractional space of more than half resulting from the ratios in column (3) thereof being rounded off upward to the nearest integer.

[ ]<sup>(5)</sup> - This clause was added vide Government sanction u/s. 37(2) of M. R. & T. P. Act 1966 under No. TPB. 4398/1234/CR-201 98/UD-11 Dt. 17.02.2000

[ ]<sup>(7)</sup> This clause was added vide Government sanction u/s. 37(2) of M. R. & T. P. Act 1966 under No. TPB-4303/12/CR-249/03/UD-11 Dated 8<sup>th</sup> September 2006.