



Director (Plg.) M
D.D.A. Vikas Minar N. DELHI-2
Dy. No. 1764
Dated 28/2/12

PHD CHAMBER OF COMMERCE AND INDUSTRY

PHD House, 4/2 Siri Institutional Area
August Kranti Marg, New Delhi-110016 (India)

Secretary
Infrastructure, Energy, Housing & Urban Development

Commr. (Plg) - II
Despatch I-13
Date 4-1-12

OFFICE OF THE DIR (Plg.)
MPP/TC, D.D.A. N. DELHI-2
Dy. No. 581
Dated 9/1/12

RAJ NIWAS, DELHI
Diary No. 64914
Dated 29/12/11

PLAN-15-2472
22nd December, 2011

Honourable Lt Governor,

बनाध्यक्ष कार्यालय
कमरी सं. 19-C
दिनांक 03/1/2012

**Residential use in existing industrial plots with minimum
15% Commercial/ Industrial Component**

This has reference to the above mentioned subject. Please find attached the communication from DUAC wherein it has not only complimented our suggestions but has also emphasized the need of implementing the residential developments in industrial areas.

MPD 2021 recognizes the fact that there is a net housing shortage of about 1 lakh units. Moreover, the estimated additional housing stock required by 2021 will be around 2.4 million housing units. Going by the estimates and recognizing the need to increase the house stock in the city, there is an immediate requirement to implement the residential developments in planned industrial areas.

Any increase in Group housing would also cater to the much required EWS/ LIG housing, as it is mandatory to provide 15% of the permissible FAR or 35% of the dwelling units on the plot for the EWS housing in big housing schemes.

PHD has been pursuing the case of maximizing utilization of land resources for housing purposes and DDA has already started the process of amending MPD 2021. We would like to request you to consider our suggestions as well as the views of DUAC, and take steps to formulate and implement the same in the Master Plan of Delhi

Yours Sincerely

Dr Ranjeet Mehta

Dr S P Bansal
Commissioner Planning-II
Delhi Development Authority
5th floor, Vikas Minar
New Delhi-110 002

- Encl:** 1) DUAC Letter dated 08/12/2011 with ref. no. 18(6)2011-DUAC
2) PHDCCI representation dated 23/05/2011 with ref. no. Plan 15-464
3) PHDCCI letter dated 20/11/2011 with ref. no. IP-15-(Inf)-2211

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G.S.D. (Plg.) 646
 Diary No. 57112
 Date 7/1/12
 D.D.A. Vikas Minar N. Delhi
 Dy. No. 1339
 Dated 12-01-12

SSP/State

vc DDA

Com (015)-12
 P. Lunge
 for info
 4/1/2012

4/1/12

OSD (Plg.) (on official Tour)
 P. Lunge
 4/1/12

g. Lunge
 5/1/12

AD (P)

CC : Mr. Kamal Nath

Hon'ble Union Minister for Urban Development
Ministry of Urban Development
Government of India
Nirman Bhawan
New Delhi 110 011

Mr Tejinder Khanna

Hon'ble Lieutenant Governor
Lt. Governor's Secretariat
Raj Niwas
Delhi 110 054

Dr Sudhir Krishna

Secretary
Ministry of Urban Development
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New Delhi 110 011

Mr G S Patnaik

Vice Chairman
Delhi Development Authority
B-Block, 1st Floor
Vikas Sadan
New Delhi 110 023



168

No. 18(6)2011-DUAC

December 8, 2011

✓ Shri P.T. Jameshkutty
Under Secretary,
Ministry of Urban Development,
Nirman Bhawan,
New Delhi.

विषय : Residential activity in planned industrial areas.
संदर्भ : Ministry's letter no. N-11013/6/2011-DDIB dated 30.05.2011.
महोदय,

The above matter was considered by the Commission at its meetings held on November 2, 2011. The observations of the Commission are reproduced below for information :

"The matter has been considered in view of letter received from the Secretary, PHD Chamber of Commerce and Industry addressed to the Urban Development Ministry by the Commission at its meeting held on 2nd November, 2011 and opined as follows:-

1. Group Housing activities may be permitted as part of redevelopment/redensification strategy in large industrial plot only. (Minimum 5 acre)
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. Also, Pursuant to the Hon'ble Supreme Court's Order dated 10.05.1996, large industrial lands have been made available for redevelopment because of closing and relocation of large and heavy industries.
5. Master Plan provisions already exists in respect of old age homes, night shelters, Hostels etc. in industrial use zones. Besides these, other community facilities may also be provided to incentivize Group Housing development in Industrial Plots.
6. Group Housing in Industrial Areas will also reduce carbon footprints as it will encourage walk-to-work culture.
7. Staff housing is always a part of large industrial estates and residential housing has been an integral part of earlier industrial areas.
8. Some residential areas have been converted to industrial area unauthorized in Delhi. Existing residential area has been further shrunk by mixed land-use on notified roads.
9. In many states and cities like Mumbai, Pune, where the industries have been relocated, residential and mixed land use has been permitted already.
10. Housing activities will commensurate and sustain commercial activities as already permitted in such use zones.

रविन्द्र कुमार



दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
भारत पर्यावास केन्द्र, कोर 6 ए
India Habitat Centre, Core 6A
लोधी रोड, नई दिल्ली - 110003
Lodi Road, New Delhi - 110003

: 2 :

167


11. In view of above, Commission is of the considered opinion that housing activities may be permitted in existing industrial plots having areas commensurate to the area of plot of Group Housing and industrial use premises as per MP-2021. (Minimum 5 acre)"

भवदीय


(नवनीत कुमार)
सचिव

CC.

✓ SECRETARY
INFRASTRUCTURE ENERGY HOUSING &
URBAN DEVELOPMENT
PHD CHAMBER OF COMMERCE
SIRIFORT ROAD NEW DELHI


(नवनीत कुमार)
सचिव

रविन्द्र कुमार

Plan 15-464
23rd May 2011

Dear Mr Goelji,

NEED TO AUGMENT HOUSING STOCK
RESIDENTIAL ACTIVITY IN PLANNED INDUSTRIAL AREAS

PHD Chamber is extremely grateful to the Union Ministry of Urban Development and the D.D.A for the Notification to allow incentive F.A.R. for development of commercial facilities in Existing Planned Industrial Areas. This will ensure legal and remunerative use of industrial plots where industrial activities were stopped and commercial activities were being increasingly undertaken, very often without sanction. It will also ensure much higher revenues to the Governmental agencies.

It is in the same spirit that we are now approaching the Union government and various agencies in Delhi to set an example by maximizing utilization of land resources for the benefit of providing shelter to citizens and promoting housing close to place of work so that there is minimum need to travel long distances for employment.

One of the most important aspects of planned development pertains to the provisions of adequate well planned shelter and housing for different categories of inhabitants of the city. The city of Delhi despite its various policies for the housing sector has failed to keep pace with the demand for housing in all sectors. Recognising the need for augmenting the housing stock in the city, the MPD-2021 has proposed to adopt a multi-prolonged strategy by involving the private sector to a significant extent, public agencies and co-operative societies etc. It has focused on the redevelopment and densification of the existing urban areas besides opening up new areas for development. Housing strategy has also integrated the concept of inclusive development by making it mandatory for all housing construction companies to provide for 15% of the permissible FAR or 35% of the dwelling units on the plot, whichever is higher, for the EWS in all big housing schemes.

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...or element of city development covering all areas e.g. planned Industrial Areas. Permitting housing in planned Industrial areas, otherwise called MIXED USE, is another aspect that deserves serious consideration because it is in practice in almost all major cities of the world. To permit housing, besides the already permitted commercial and retail usage within the existing MPD norms and after due payment of conversion charges, in planned industrial areas will only go to making them self-sufficient and provide for all facilities required by citizens in a compact geographical area.

This redevelopment strategy with higher FAR / density envisages optimum use of land resources which is the need of the hour.

It is in this context that the following suggestions have been made:

- Residential use of any land in the city should be given priority. The significant land bank available for achieving the objective of increasing housing stock are the existing planned industrial areas, where industries were closed down for various reasons in the last few decades. Opening of the industrial areas and other areas for mixed use including group housing, besides the already permissible industrial / commercial / retail usage would help create substantial stock for all persons employed in these areas, besides providing EWS housing in the same vicinity (by virtue of the mandate of MPD-2021 for 15% of FAR or 35% of dwelling units for EWS purposes). In order to attract owners / developers to utilize their land for residential use compared to commercial use which is a permissible activity on their lands and since the per square foot sale value of a residential development is less than that of a commercial development, incentives like additional FAR can be put in place.
- Mixed use development will also augment efforts being made to increase group housing in Delhi by enabling any plot in industrial areas amenable to Group Housing construction. This should be specially provided for by amalgamation of plots and use of larger plots in planned industrial areas, wherever available for immediate conversion to group housing, alongwith incentivised FAR on payment of conversion charges. These conversion charges need to be kept at levels which will provide an incentive for promoting group housing. The benefit of increased FAR needs to be considered by the Government in order to make the scheme practical.

Therefore the immediate steps that can be taken by the Government is

164

- 1 Planned Industrial Areas be opened for Group Housing development, besides the already permitted industrial / commercial / retail in flexible portions as determined by the owners / developers
- 2 Incentive FAR be extended to 400 plus provision for 15% FAR for EWS.
- 3 Conversion Charges be kept minimum to promote this incentive and intensive housing development.

With kind regards,

Yours sincerely


Dr Ranjoo Mohita

Mr. Kamal Nath
Hon'ble Union Minister of Urban Development
Ministry of Urban Development
Government of India
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Mr. Tejendra Khanna
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CC to : Mr. Arun Goel, IAS
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