

SUBHASH CHOPRA
M.L.A.
Delhi Legislative Assembly



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Director, P.I.G.
By. No. 608
Date 25-1-12

January 18, 2012

Commr. (Pig) - II
Dairy No. I-76-A
Date 24/1/12

S.M.
259-4
23/1/12

2493
19/1/12

63/12
120(5)

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

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

Dear Sir,

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.

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.

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.

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

P. process urgently as merits

VEDDA

Case PIG II

Teharera
20.1.2012

pl discuss 30/1/12

P.T.O.

FILE OF THE DDA (P.I.G.)
DDA, DELHI-2
NO. 1822-1822
Dy. No. 1377
Dated 25-01-12

SS & P.S.M.

19/1/12

L-G

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P. line
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