

ZONE - (F)

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Commr (Plg.)-I's Office
Diary No A-793
Date 21/3/12

PHD CHAMBER OF COMMERCE AND INDUS

PHD House, 4/2 Siri Institutional,
August Kranti Marg, New Delhi-110016 (I/r

Secretary
Infrastructure, Energy, Housing & Urban Development

O.S.D. (F-1)
Diary No... 1212
Date... 21/3/12

R&D...
VIKAS SADAN
Dy. No. E.M.1
Date... 1179
5/3/12

549/2011
9/3/12

IP-15-3069
2ND March, 2012

905 (M)
0615

Dear Mr. Khurana,

Sub: Allow development of Residential Group Housing in the
industrial area/ plots in Delhi.

1906

We understand that land is a scarce resource in Delhi and with the rising demand in housing units, it has been observed that there is a huge gap between demand and supply of residential units in Delhi.

Keeping in view, we have recommended some novel views, enclosed herewith, which may help to bridge the gap.

We strongly believe that there is a dire need to allow development of Residential Group Housing in the industrial area/ plots in Delhi.

With warm regards,

Yours sincerely,

DR RANJEET MEHTA

Mr Ashok Khurana
Engineering Member, DDA
Vikas Sadan
New Delhi

J. E.M. 21/3/12
E.O. to beech
Commissioner of Commercial Plan
and Chief Architect

20/3/12
Com 105-II
OSD (Hq.)

EM 3(7)77) Vol. VII 1089 dt. 20/3/12

Copy to
① Com (P) I & II } they are requested to send their comment
② Chief Architect } for appraisal of EM.

J. 15/3/12
E.O. to E

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Pal 21/3/2012
DIR (MKT)

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A/P (pls) II

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IMPR/TC, D.D.A. N. DELHI-2
Dy. No. 1976
Dated: 22-03-12

dated 01.04.2011 to ensure that legally permissible commercial buildings are made on plots of 1000 sq. mtrs and above in industrial areas with requisite incentives. But the problem of shortage of housing remains all over Delhi.

5. However, Residential areas have been further shrunk under the same MPD 2021 by stipulations of Chapter – 15 of MPD 2021: Mixed Land Use. By this, commercial uses have been permitted on notified roads in residential areas. This has resulted in more supply of commercial spaces at the cost of residential spaces. Unauthorized use of houses for illegal (and often polluting) tiny-scale manufacturing units has further compounded the problem.
6. 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. All these lands are surrounded by large tracts of green areas and are conducive for residential/ mixed development. In fact, staff housing has traditionally been part of large industrial estates, and hence residential use has been existing in such Industrial areas/ plots of large size.
7. Only non-hazardous industries are allowed in Delhi now. Units are basically being used for IT and trading purposes and not much of manufacturing activity is taking place in many industrial units. It has been provided in MPD 2021 that "Industrial Units/Plots abutting 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges The activities permitted in local shopping centers will be permitted in such plots." These Industrial areas and large industrial plots can easily be put to use for augmenting the housing and offices supply which **will make them ideally suited for establishing the eco-friendly walk-to-work culture in these areas.**
8. In terms of Chapter 17, sub clause 8 (2) of MPD 2021, Old Age Homes, Hostels, Night Shelters, etc. are already allowed in Industrial Use zone. Since these uses are residential by nature, the same logic can be extended to allowing residential development in the Industrial Land Use Zone too.

13. The current FAR allowed for Group Housing activities is 200 with provisions for 15% EWS / Service-category housing. Just as a 50% incentive is given for conversion from industrial to commercial, it would be similarly appropriate to give a 50% incentive in plots of two hectares and above for conversion from industrial to residential usage..

14. Hence it is suggested :

- (a) Group Housing activities may be permitted as part of redevelopment/ re-densification strategy, to begin with, in large industrial plots of 2 hectares (5 acres) so that only those plots which can accommodate internal infrastructure and services qualify for the same. Once the policy is successfully implemented, it can further be extended to smaller plots that are permitted for Group House Schemes in MPD 2021.
- (b) In order to make the redevelopment sustainable, existing Industrial plots having area commensurate to the threshold size of plots and industrial use premises, as per MPD 2021, should be allowed to have entirely residential Group Housing development or entirely commercial development or any combination thereof on payment of prescribed charges for each component. While commercial/industrial component shall be permissible within existing development control norms, the residential group housing development will be governed by the development control norms of "Group Housing" with enhanced FAR and with all supporting community facilities on 'Accommodation Reservation' basis to incentivize the development of Residential use in these lands."
- (c) 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, making it a total FAR of 300. This will ensure similar incentives for industrial to commercial as well as industrial to residential usage to cover up the shortages of housing and EWS in the city under this scheme.