



O.S.D. (F-1) 1240
 Diary No.
 Date. 22.3.12

The Federation of Hotel & Restaurant Associations of India

President : Kamlesh Barot
 Hony. Secretary : Vivek Nair
 Hony. Treasurer : Suresh Kumar
 Jt. Hony. Secretary : Deepak Puri
 Jt. Hony. Secretary : D.S. Advani

Member of Honour : Dr Ajit B Kerkar
 Vice President : K. Syama Raju
 Vice President : Ratan Marothia
 Vice President : S.M. Shervani
 Secretary General : M.D. Kapoor

1909

March 19, 2012

The Secretary
 Ministry of Urban Development
 Government of India
 Nirman Bhavan
 New Delhi-110011

उपाध्यक्ष कार्यालय

असली सं. 100/A

दिनांक 19/3/12

Dir. (Pig.) MDDR-2021

DDA Vikas Manar N. Delhi

Dy. No. 1468

Dt. 26-03-12

Commr. (Pig) - II

Dairy No. 1100

Date. 21-3-12

TRUE COPY

Kind attention: Mr. Sudhir Krishna

Subject: Review of Master Plan for Delhi-2021

Dear Sir,

This is with reference to your Public Notice which appeared in the local papers on 18.2.2012, inviting suggestions for the Review of the Master Plan for Delhi 2021 and further to our letter dated 19.1.2012 submitted to the Commissioner-cum-Secretary, Delhi Development Authority (DDA) in response to a similar Public Notice issued by DDA on 4.10.2011. A copy of our letter to DDA was also sent to your goodself and another copy of it is again enclosed for ease of reference (Annexure "A"). As will kindly be seen from our aforesaid letter, the Federation of Hotel & Restaurant Associations of India (FHRAI) has made the following suggestions in connection with the review of Master Plan for Delhi

2021:

- (i) The FAR for hotels in the Capital may be enhanced from the existing 225 to 300;
- (ii) The charges for grant of additional FAR may be recovered at 25% of the rate arrived at on the basis of the Circle Rates published by the Government of NCT of Delhi for that particular plot and not at 50% of the Zonal Average Auction Rates(ZAAR) which is calculated on the basis of rates received in the auctions held during the year and if no auction is held during the year the previous year's ZAAR is up-dated by adding 12.5% thereof for the next year; and
- (iii) Hotel specific services viz. Laundry, Cold Storage, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, provisions/housekeeping store and Cold Storage may be permitted in the basement(s) without counting in FAR as was included in DDA's own letter No.F.10(1)/96-MP/993 dated 31.8.1998 (copy attached - Annexure 'B').

OFFICE OF THE DIR (Pig.)
 MPR/TC, D.D.A. N. DELHI-2
 Dy. No. 1909
 Dated. 23-3-12

Handwritten notes and signatures on the right side of the page, including "Commr. (Pig) - II" and "23/3".

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Sir, in respect of our suggestion at Sl.No.(i) above that the FAR for hotels in the Capital may be enhanced from the existing 225 to 300, we would like to submit that during the presentation made to the Hon'ble Minister of Urban Development, Mr. Kamal Nath on 21st February, 2011, the Hon'ble Minister was highly appreciative of the FHRAI's suggestion that in view of the paucity of hotel plots in the NCT of Delhi, the only feasible way of increasing the number of hotel rooms in the Capital was to utilize additional FAR that can be granted to them.

✓ However, further detailed deliberations with the concerned Hotels have revealed the near impracticability of existing hotels being able to avail of the said additional FAR. This is because due to the space constraints almost all of them would find it nearly impossible to provide the required additional parking space as per the existing parking norms, for hotels which are 3 Equivalent Car Parking Space (ECS) for 100 sqms of floor area.

Sir, we would like to list below the parking norms for some of the main activities as per MPD 2021 and the previous MPD 2001:

	<u>As per MPD 2021</u>	<u>As per MPD 2001</u>
	ECS/100 sqm.of floor area	ECS/100 sqm.of floor area
1. District Centres/ commercial areas	3	1.67
2. Wholesale markets	3	2.50
3. Hotels	3	1.67
4. Hospitals (501 & above beds)	2	1.33

In this connection, we may further submit that to bracket hotels with district centres/commercial areas and wholesale markets for purposes of norms of parking space to be provided by them would be unfair. This is because district centres, other commercial areas and wholesale markets are public places and there is continuous flow of customers/visitors to these centres/public places throughout the day and naturally these commercial centres need far more parking space not only for the parking requirements of customers/visitors but for the day long use by shopkeepers for their own vehicles. It will be appreciated that the case of hotels is completely different. If at all, hotels are closer to hospitals than commercial centres, etc. although in actual effect, the requirement of parking space for hotels is again far less than that of hospitals. As we all know, in the case of hospitals there is a stream of relatives/friends who visit hospitals to enquire about their patients and they need space to park their vehicles. Also, most hotel guests are picked up from the Airports/Railway Stations by Hotel cars/coaches or by taxis. We, therefore, submit that the parking norms for hotels should be less than even those for hospitals. We would, therefore, suggest that the parking norms for hotels may kindly be retained at 1.67 as was the case all these years upto in MPD 2001(August 1990 to February 2007).

-3-

Even otherwise, the parking norms for hotels in the Capital are already far higher than those in other metropolitan cities. A chart showing these norms along with ECS requirements for hotels in some of these cities is enclosed (Annexure 'C'). It will kindly be seen from this chart that, as compared to NCT of Delhi, a 260 rooms hotel in other cities would be required to provide ECS as follows due to the less restrictive norm for parking requirements for Hotels:

	<u>ECS requirement</u>
1. Delhi	820
2. Mumbai	455
3. Hyderabad	375
4. Pune	281
5. Bangalore	256
6. Chennai	216
7. Kolkatta	189

In the context of the above position, *As per in 1100 2001 and same as in Mumbai (M)* the FHRAI's suggestion to keep the parking norms for hotels in the Capital as 1.67 would seem fully justified. Accordingly, it is respectfully submitted that this suggestion may kindly be given a sympathetic and favourable consideration and suitable amendment made in the MPD 2021, as otherwise, hardly any existing hotel in the Capital would be able to avail of the benefit of any enhancement of FAR for hotels in the Capital from 225 to 300 as suggested by us to DDA vide our letter dated 19.1.2012 and already with the existing FAR of 225 Hotels were struggling to provide additional basements for these parking spaces. In fact, some Hotels have had to go in for 4 basements to conform to the Parking norms, at a very high capital costs, and almost all the time the parking spaces so provided are unutilized.

Thanking you,

Yours faithfully,

For Federation of Hotel & Restaurant Associations of India

M. D. Kapoor

M.D. Kapoor
Secretary General

Encl:

1. True copy of our letter dated 19.1.2012 - Annexure 'A'
2. Copy of DDA's letter dated 31.8.1998 - Annexure 'B'
3. Chart showing a comparative parking norms - Annexure 'C'

✓cc: Vice-Chairman, Delhi Development Authority, Vikas Sadan, New Delhi-110003



DELHI DEVELOPMENT AUTHORITY

VIKAS BHAV
VIKAS MINAR

INDRAPRASTHA ESTATE

NO.F.10(L)56-MP | 993
FROM: R.K. JAIN
JOINT DIRECTOR (MP)

NEW DELHI 31 AUG 1998

TO:

The Director (DD)
Ministry of Urban Affairs & Employment
Nirman Bhawan, New Delhi.

SUB: Development controls/building bye laws applicable for construction of Motels in Delhi - representation from the Federation of Hotels & Restaurant Association of India.

Madam,

This is with reference to your D.O. No.K-14011/3/97-DDA dated 19.1.98, vide which a report on follow up of the issues discussed in the meeting held on 8.7.97 under the chairmanship of Secretary (Tourism) was desired. Further subsequent representations was received from the Federation of Hotel and Restaurant Association of India and the matter was discussed in the meeting of the Tech. Committee held on 3.3.98 (copy enclosed) vide which the following decision was taken:

Technical Committee after detailed discussion re-commended that the activities for maintenance of services and hotel infrastructure allowed in the basement under the terms of lease executed by the DDA with the lessee may be allowed without counting in FAR subject to the following:

- i) Minimum 60% of the basement area shall be used for parking.
- ii) That these conform to MPD-2001 norms.

As mentioned in the agenda of Tech. Committee with the approval of VC, DDA, the following services and infrastructure activities are allowed in the basement without counting in FAR.

Air conditioning plant and equipment, water storage boiler, Electric sub station, H.T. and L.T. Pannel Rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and equipment required for the maintenance of the building.

Laundry, Cold Room for storing Food articles Linen store, Gas tank, Garbage room provisions/housekeeping store and Cold Storage.

The enhancement of the FAR for the existing hotel would be considered as part of the review of the Master Plan for

I am directed to request that the permissibility of the services in the basement without counting in FAR may be adopted uniformly by local bodies, L&DO & Other land owning govt. agencies.

Thanking you,

Yours faithfully,

(R.K. JAIN)
JOINT DIRECTOR (MP)
28.8.98

Copy to:

1. Chief Architect, NDMC
2. Town planner, MCD
3. Land & Development Officer, MOUA&E
4. Commissioner (LD)DDA
5. Chief Architect, DDA
6. Hony. Secy. Hotel Federation.

R.K. Jain
28/8/98
JOINT DIRECTOR (MP)

Sl. No.	Category	Population / Unit (approx.)	Plot Area
4	Hospital D (Upto 100 beds)	1.00 lakh	0.25 ha to 0.5 ha
5	Other Health Facilities	1 per 50000	1000 sqm to 2000 sqm
	a. i) Maternity Home	1 per 50000	1000 sqm to 2000 sqm
	ii) Nursing Home/ Polyclinic	1 per 10000	800 sqm to 1200 sqm
	iii) Dispensary		
	b. i) Family Welfare Centre	1 each per 50000	500 sqm to 800 sqm each
	ii) Pediatric Centre		
	iii) Geriatric Centre		
	iv) Diagnostic Centre.		
6	a. Veterinary Hospital for pet animals and birds	1 per 5.0 lakh	2000 sq m. (Subject to availability of land)
	b. Dispensary for pet animals and birds	1 per 1.0 lakh	300 sq m.
7	a. Medical College	1 per 10 lakh	As per norms of Medical Council of India/Regulatory Body (subject to availability of land)
	b. Nursing and Paramedic Institute	1 per 10 lakh	2000 sqm (Subject to Nursing Council of India/ Ministry of Health norms).
	c. Veterinary Institute	As per requirement	As per the Veterinary Council of India / Ministry norms (subject to availability of land)

Table 13.2: Development Controls for Health Facilities

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
1	Hospital A (501 & above)	30% + additional 5% for multi level parking (not to be included in FAR)	200	37m.	1. Upto 15% of max. FAR can be utilized for residential use of essential staff. 2. Upto 10% of max. FAR to be kept for dormitory/ hostel for attendants of the patients, Crèche etc. 3. Parking standard @ 2.0 ECS/100 sq m of floor area.
2	Hospital B (201 to 500)				
3	Hospital C (101 to 200)				
4	Hospital D (Upto 100)				
5	Other Health Facilities	30%	150	26m	Parking Standard @ 2.0 ECS/ 100 sqm of floor area.
	a. i) Maternity Home				
	ii) Nursing Home/ Polyclinic/ Dispensary				
	b. i) Family Welfare Centre				
	ii) Pediatric Centre				
	iii) Geriatric Centre				
	iv) Diagnostic Centre.				

Sl.No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
6	a. Veterinary Hospital for pet animals and birds	30%	150	26m	Parking standard @ 1.33 ECS/ 100 sq m of floor area.
	b. Dispensary for pet animals and birds	35%	100	26m	
7.	a. Medical College	As per norms of Medical Council of India/Regulatory Body			
	b. Nursing and Paramedic Institute	30%	150	26m	Parking standard @ 2 ECS/100 sqm. of floor area.
	c. Veterinary Institute	As per the Veterinary Council of India / Ministry norms			

Notes:

- Plot area for all hospitals would be worked out @ 100 sqm of gross floor area per bed. However, for other health facilities like Maternity/ Nursing homes, family Welfare and other centres, the plot area would be worked out @ 60 sqm of gross floor area per bed.
- Max. upto 300 sqm of floor area shall be allowed to be used for community space/ religious shrine/ crèche/ chemist shop/bank counter on Hospital sites and also Medical College/ Nursing and Paramedic Institutes sites.

Other controls:

- In case of super specialty medical facilities/ hospitals duly certified as such by the competent authority, the gross area shall be worked out @ upto 125 sqm per bed.
- In case of existing premises / sites, the enhanced FAR shall be permitted, subject to payment of charges as may be prescribed by the Authority/ land owning agency and other clearances.
- In case of hospitals, service floor is exempted from FAR calculation. Basement if utilized for Hospital purpose shall be counted in FAR.
- Other controls related to basements etc. are given in the Development Code chapter.

13.2 EDUCATION

The literacy rate in Delhi has increased from 75.3% in the year 1991 to 81.82% in the year 2001. In overall terms Delhi has a fairly elaborate network of educational institutions from the pre-primary/ primary to the higher education and professional education levels. At present there are 2416 primary schools, 755 middle schools, and 1576 secondary/senior secondary schools. At the higher/ professional education levels, there are 114 colleges for general education, 8 engineering colleges, 4 universities, 7 deemed universities and one Open University.

However, there is a deficiency in few planning zones, particularly in the field of school education. Further, keeping in view the fast changing national and global economic scenario, the employment and educational requirements are also undergoing a rapid change involving the development of new professional and vocational avenues for specialised education. A number of coaching centres, computer training institutes and language / training classes are opening up. However, these are mainly operated by the private sector. Suitable provision for such centres in commercial areas is desirable with a view to enhancing the financial resources of the concerned land owning agency.

With the consequent potential for availability of financial resources for this purpose, involvement of the private sector in the development of educational facilities is growing.

Keeping the need for expansion and diversification as brought out above, the availability of land could become a major constraining factor. It has, therefore, become necessary to develop policies and norms, which would enable optimal utilisation of land and available educational infrastructure. As far as school education is concerned, the policy should be geared to encourage integrated schools from the pre-primary to the higher secondary level, rather than allocating space separately for Nursery Schools, Primary Schools and Middle Schools. Primary Schools may specifically be set up by the Delhi Government or the Local Civic Bodies.

Following planning policy parameters are proposed:

- Differential norms and standards for various educational institutes/ institutions shall be applicable in the light of the norms of the concerned controlling authorities e.g. University Grants Commission (UGC) / All India Council for Technical Education (AICTE) / Directorate of Education, GNCTD / Central Board of Secondary Education (CBSE) etc.
- Coaching centres/vocational training centres would be permissible in school classes after school hours with (a) prior approval of Competent Authority in the case of schools run by GNCTD or local body and (b) with prior intimation to lessor and payment of fee to be prescribed in the case of schools run privately on leased land. Structured courses leading directly to degree / diploma shall however not be permitted.

CHART SHOWING COMPARATIVE REQUIREMENT OF ECS IN A 280 ROOM HOTEL IN DIFFERENT CITIES.							
	DELHI	CHENNAI	MUMBAI	BANGALORE	HYDERABAD	KOLKATA	PUNE
Parking Requirement for Hotel	It is defined in terms of PERMISSIBLE EQUIVALENT SPACES (ECS) per 100 Sq.Mts. of floor Area which is quantified as 3.0 for Hotel Projects.	1 Car Parking per 4 Guest Rooms. 1 Car Park per 100 Sq.Mts. Of Built Up Area of Common Areas to include corridors, lift lobbies, lounges etc.	1 Car park per 60 Sq.Mts. Of total floor area.	1 Car Parking per 2 Guest Rooms. 10% VISITORS CR PRKING. 10% additional for every 5 guest rooms.	40% of Built Up Area + 10% additional for every 5 guest rooms.	1 Car parking space for every 5 guest rooms.	3 Cars, 6 Two wheelers, 4 Cycles for every 5 Guest Rooms. 2 cars, 8 two wheelers, 4 cycles for every 50 Sq. M. for restaurants and other spaces.
No. of Car parks for Guest rooms is	819.45	65	-	143	-	52	156
No. of Car parks for common area	-	26	-	-	-	-	-
No. of Car parks for other Areas like Restaurants & Other spaces. No special mention of Banquets.	-	-	455	113	341	137	125
Banqueting & Restaurant Spaces For Staff	-	125	-	-	-	-	-
Retail	-	-	-	-	-	-	-
Visitors Car	-	-	-	-	34	-	-
Parking summary of Car Parks/ Area considering Delhi Hotel in resp. cities.	820	216	455	256	376	189	281