

ACHAL KATARIA  
ARCHITECT

*P.C.C. Secy*

O.S.D. (P-1)  
Dy. No. 19  
3-4-12

R&D CELL  
VIKAS SADAN  
Dy. No. ....  
Date. ....

1653

30/3/12

Dated : 29-03-2012

Commr. (Pig) - II  
Dairy No. 1276(A)  
Date 3-4-12

सचिव कार्यालय  
SECRETARY'S OFFICE  
हायरी रॉड 14MP  
Dy. No. ....  
दिनांक 2/4/12

To,

Dr. S.P. Bansal  
Commissioner Planning (Master Plan for Delhi 2021),  
Delhi Development Authority,  
5<sup>th</sup> Floor, Vikas Minar, I.P. Estate,  
New Delhi 110 002

Director (Pig) MPR-2021  
D.D.A. Vikas Minar N. Delhi  
Dy. No. 1559  
Date 12-4-12

Sub : Suggestions for the review of MPD 2021 for the implementation of increased FAR for Commercial Properties.

Dear Sir,

The Master Plan for Delhi 2001 (MPD 2001) was approved in August 1990. In the said Plan, commercial facilities under Clause No. 8(4) read as under:-

<b>Convenience Shopping (016)</b>	
Maximum ground coverage	40%
Maximum floor area ratio	60
Maximum Height	8m

Director (Pig) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy. No. 2078  
Dated 10-4-12

<b>Local Shopping Centre (017)</b>	
Maximum ground coverage	30%
Maximum floor area ratio	100
Maximum Height	14m
Other Controls:	
Basement below the ground floor and to the maximum extent of ground coverage shall be allowed, if used for parking and services should not be counted in FAR.	

<b>Community Centre</b>	
Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum Height	26m
Other Controls:	

- (i) Socio-cultural activities at community level in urban extension should be integrated with the community centre. Wherever possible, in case of DUA-81 about 25% of the community centre area should be utilized for socio-cultural facilities.
- (ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

*Commr. (Pig) - II*  
*2/4/12*  
*A. Kataria*  
*3/4/12*  
*AD (Pig) I*

*314*  
*Dis (MPP)*

*AD (PS) I*  
*10/4*

ACHAL KATARIA ARCHITECTS

ARCHITECT • INTERIOR DESIGNERS • PLANNERS • LANDSCAPE CONSULTANTS

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**District Centre**

Maximum ground coverage	25%
Maximum floor area ratio	125
Maximum Height	37M

Other Controls:

(i) Some of the buildings in a District Centre could be permitted upto 50m height with the approval of the Government for achieving an urban form.

(ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

Design Guidelines

**Central Business District**

**(Same regulations as for the District Centre.)**

(a) Metropolitan city centre, i.e. Connaught Place and its extension.

Maximum ground coverage	25%
Maximum floor area ratio	150
Maximum Height	37m

Other Controls:

(i) The size of the plot shall be as in the layout of commercial area and any sub division of the plot in Connaught Place and its extension should not be permitted.

(ii) The setbacks shall be in accordance with the comprehensive scheme of the area.

(iii)(a) The basement shall be below the ground floor, to the maximum extent of ground coverage and if used for parking and services, shall not be counted in FAR.

(b) No basement shall be permitted in the middle circle of Connaught Place. The building shall be on stilts and the Ground Floor shall be utilized only for parking and should not be counted in FAR.

(iv) In case of Connaught Place, the existing height shall be maintained and FAR could be achieved by increasing proportionate ground coverage.

2.0 The Master Plan for Delhi 2021 (MPD 2021) was approved by the Govt. of India for implementation on 7<sup>th</sup> February 2007. The provisions under this Plan for such Commercial Centers under Chapter 5.0 'Trade and Commerce' Table 5.4 : Development Controls – commercial Centers are as under:-

Use/use premises	Maximum			Parking Standard ECS/100 sqm. of floor area	Other Controls
	Ground Coverage (%)	FAR	Height (mts)		
a) Commercial Centers:	40	100	15	2	Max. 10% additional

<ul style="list-style-type: none"> <li>i. Convenience Shopping Centre/Local Shopping Centre / Local Level Commercial Areas</li> </ul>				2	<p>Ground Coverage shall be allowed for providing atrium only in LSC.</p> <p>--</p>
<ul style="list-style-type: none"> <li>ii. Service Market</li> </ul>	40	100	15		
<ul style="list-style-type: none"> <li>iii. Organized Informal Bazaar</li> </ul>	40	40	8	3	
<ul style="list-style-type: none"> <li>iv. Community Centre/Non-hierarchical Commercial Centers</li> </ul>	25	125	NR*		<p>Maximum 10% additional ground coverage shall be allowed for providing atrium.</p>
<ul style="list-style-type: none"> <li>v. District Centre/Sub-Central Business District / Sub-City Level Commercial areas</li> </ul>	25	150	NR*	3	<p>Maximum 10% additional ground coverage shall be allowed for providing atrium.</p>

**(b) Metropolitan City Centre / Central Business District:**

<ul style="list-style-type: none"> <li>i. Commercial Plot: Retail &amp; Commerce Metropolitan City Centre, i.e. Connaught Place &amp; its Extension</li> </ul>	25	150	NR*	3	<ul style="list-style-type: none"> <li>i. The size of the plot shall be as in the layout of commercial area and any subdivision of the plot in Connaught Place and its extension should not be permitted.</li> <li>ii. The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body.</li> <li>iii. (a) In case of Connaught Place, the existing height shall be maintained and FAR could be achieved by increasing proportionate ground coverage.</li> </ul>
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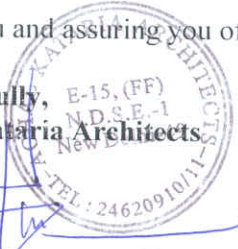
(b) No basement shall be permitted in middle circle of Connaught Place.  
(c)Mandatory Architectural Controls shall be applicable.

- 3.0 The MPD 2021 has a provision for increase in FAR by about 20% in Commercial Centers of different levels.
- 4.0 Even after a lapse of 5 years of approval of the MPD 2021, the implementation of the said provision has not been done in the Commercial Complexes, which are already built-up.
- 5.0 Almost half of the plan period of MPD 2021 has already passed but the issue and the modalities for the implementation of increased FAR is yet to be worked out whereas the densification of the built-up areas is going on unabatedly; hence to ensure the availability of the commercial facilities to the masses of the city, the implementation of this provision is absolutely crucial.
- 6.0 The Commercial Complexes, which are already built-up have approved Layout Plan based on Integrated Planning Concept in which these different plots have been assigned with specific FAR/Covered Area. These complexes stand approved by DUAC, hence any change in the FAR/Building volume will attract DUAC's approval, again.
- 7.0 It is suggested that the increased FAR may be distributed in a transparent manner among different plot owners in proportion to their earlier FAR. This will retain the sky line of the complex and may not be disputed by any plot owner due to fair and uniform distribution of FAR as envisaged in the MPD 2021.
- 8.0 If any of the Plot owners is not willing/in a position to purchase the increased FAR, then in that case, this available FAR may be either purchased by the adjacent plot owner(s) or may be sold through Transfer Development right (TDR).
- 9.0 For speedy implementation of this proposal, rates of this additional FAR may be notified by Govt. of India, at its earliest so that the implementation of the approved MPD 2021 can be done within its life span and a balance is maintained between the demand & supply of such commercial space in the city.

It is requested that the above suggestions may kindly be considered in the Review of MPD 2021 for suitable amendments in the Plan.

Thanking you and assuring you of our best services, at all times.

Yours faithfully,  
for Achal Kataria Architects



(Achal Kataria)  
Principal Architect

Cc to: *Principal Commissioner*

- ✓ 1) The Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi 110023.
- 2) Sh. S.P. Pathak, OSD (Planning), Delhi Development Authority, 12<sup>th</sup> Floor, Vikas Minar, I.P. Estate, New Delhi 110 002