

ASSOCHAM

**Proposal for allowing residential group housing
in existing industrial areas/plots so as to address housing shortage in Delhi**

Group Housing activities should be permitted as part of redevelopment/ re-densification strategy in large industrial plot only of (minimum 5 acres)

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. Therefore, allowing residential activity in Industrial areas will augment housing stock. 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.

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.

The 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.

Group Housing in Industrial Areas will also reduce carbon footprints as it will encourage walk-to-work culture. Staff housing is always a part of large industrial estates and residential housing has been an integral part of earlier industrial areas. 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.

In many states and cities like Mumbai, Pune, where the industries have been relocated, residential and mixed land use has been permitted already. Housing activities will commensurate and sustain commercial activities as already permitted in such use zones.

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. To further incentive, FAR of 400 should be allowed under MPD 2021 to cover up the shortages of housing and EWS in the city under this scheme.

Given the above suggestion, the following amendments are suggested in the MPD 2021 –

- a. In Chapter 17, sub clause 8 (2) of MPD 2021 **“to permit Group Housing use premise in industrial zones”**
- b. In clause 3.3.2 by adding **“Group Housing activity to be permitted in Industrial Land use as part of redevelopment / re-densification strategy, with group housing development control norms, in plots 3000 Sqm. Or more in areas with additional FAR of 400 as an incentive. Therefore required community facilities to be provided on “Accommodation Reservation” basis to further incentivize this development”**.
- c. In table 7.3: Development Control Norms of Industrial land use adjoining point number (vii) stating **‘Group Housing activity in existing Industrial plots having areas commensurate to be threshold sizes of plots of group housing and industrial use premises shall be eligible for residential group housing development with minimum 1.5 to 20% of commercial /industrial 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 facilities of “Accommodation Reservation” basis to incentivize the development of Residential use in these lands’**.