

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 2050
Dated 18-04-12



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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

April 12, 2012

Mr. Ashok Khurana
Engineer Member
Delhi Development Authority
Vikas Sadan, INA
New Delhi-110023

Commr. (Plg.) - II
Dairy No. 1928
Date 17-4-12

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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

Subject: Review of Master Plan for Delhi 2021

Dear Sir,

At the outset we convey our sincerest thanks to you for giving us the opportunity to present our case regarding the following suggestions made in our letter dated 19th January, 2012, at the meeting held under your chairmanship on 19th March, 2012:

- (i) The FAR for hotels in the Capital may be enhanced from the existing 225 to 300.
- (ii) 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.
- (iii) 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.

As per our understanding the meeting appeared favourable to the suggestions at (i) and (ii) above and as regards the suggestion at (iii), it was opined that it was not a part of the Master Plan and thus had to be considered separately.

It will kindly be recalled that during discussion of the said suggestions, we also handed over to yourself a copy of our letter dated 19th March, 2012 which was addressed to the Secretary, Ministry of Urban Development in response to the Ministry's Public Notice dated 18.2.2012 for the following:

'Revision of parking norms for hotels in the Capital from 3 ECS per 100 sq. mtrs under MPD 2021 to 1.67 ECS per 100 sq. mtrs. of floor area as was the case under MPD 2001'.

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We had explained at the meeting that the increase in parking norms from 1.67 ECS per 100 sq. mtrs. in MPD 2001 to 3.00 ECS per 100 sq. metres in MPD 2021 was a very drastic one and excessive of what is the actual requirement of Hotels. In fact, by increasing it to 3.00 ECS in MPD 2021 it equated the parking norm of Hotels with those for commercial buildings. The requirement of car parking in commercial buildings is totally different from that of Hotels as employees and visitors to commercial buildings would also require parking spaces whereas in Hotels the guests are brought to the Hotels in coaches or rental cars which leave immediately after dropping the guests and thus do not require car parking spaces. It is only for the visitors to some of the guestrooms, restaurants and banquet functions that car parking would be required. Hence, equating Hotels with commercial buildings by prescribing the same car parking norms for them is too drastic. In fact, Hotels which have built additional car parking spaces based on the enhanced norms of 3.00 ECS per 100 sq. mtrs. find that a large portion of their car parking spaces remain unutilized even at the time of banquet functions.

In view of the aforesaid position, it is requested that our suggestion for relaxation of parking norms for hotels may be included for consideration in the agenda for the next meeting to be held by DDA on the Review of the Master Plan for Delhi 2021.

Thanking you,

Yours faithfully,

For Federation of Hotel & Restaurant Associations of India



Secretary General