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Sh. Amit Das  
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OFFICE OF THE DIR (P/G.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 2392  
Dated 4/5

**Subject: Review of Master Plan - 2021.**

Dear Sir,

We are architects rendering our service to the built environment since 3 decades. The following points need your consideration:

1. It is noticed that there is shortage of Hotel rooms in Delhi and it is being proposed by DDA to increase the FSI of Hotels to overcome the shortage. (This is being done a second time).
2. There are 100 no. of sanctioned Motels / Hotels in Delhi with approx. area 5 acres each. If FSI is increased at Par with hotels approx. 45,000 no. of rooms would be increased in Delhi and this would open up the market tremendously and bring the rates to a competitive price wherein 5 star hotels are charging Rs. 10,000/- to 15,000/- per night. All this would open the market bringing in more tourists, providing more employment and more opportunities.
3. It will bring the Hospitality of India under a more organized structure wherein security, facilities etc. will ne much better.
4. The list of benefits of opening and providing better tourist facilities / rooms is endless. More clarifications can be provided on personal interaction on providing us an opportunity to present and explain the points mentioned above.
5. As also the whole of Delhi has been declared Urban & all Motels can be termed as Hotels.

Also please note that DDA is a facilitator, the Government and Ministry of Urban Development hold a responsibility to the citizens of India to provide equal opportunity to everybody of FSI increased for Hotels. The same should be increased for Motels also.

Regards,  
Rajiv Khanna & Associates (P) Ltd.



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