

OFFICE OF THE DIR (PIO.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 3970
Bataad 8/6/12

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NO:DSI IDC/ARCH. 2012-13/917

Dated:31st May, 2012

Mrs. I. P. Parate
Director (MPR),
Delhi Development Authority,
6th floor, Vikas Minar,
ITO, New Delhi.

Mr. Sanjay Pathak
Additional Commissioner,
Delhi Development Authority,
6th floor, Vikas Minar,
ITO, New Delhi.

Subject: Review of Master plan for Delhi 2021- A Participative approach

Dear Sir,

Matters pertaining to Delhi State Industrial & Infrastructure Development Corporation (DSI IDC)

DSI IDC has substantial sites and Industrial Estates in Zones P-I , P-II, C, M, N and Zone H of Delhi Master Plan. Some of the sites were developed in the past and some of them are on the drawing board for upcoming construction and development. Some corrections in form of suggestions are being forwarded to DDA with respect to *specific issues pertaining to DSI IDC in these zones and larger issues on the whole with respect to norms etc.*

Already developed sites like Narela, Bawana, and Bhorgarh sites are exhibiting increasing Industrial activity in the designated area due to unceasing DSI IDC effort, thus heavy traffic is likely to be generated. DSI IDC sacrifices land for making Master plan Roads from its site, with due regard to this better Connectivity should be given to these Industrial area, by joining missing links outside the project area at masterplan level. Since these are major Employment centres connectivity with mass transport should be provided in the masterplan i.e. preferably through metro, thereafter BRTS or monorail etc. can be next best alternatives for which appropriate alignments should be reserved as on today.

DSI IDC is major stakeholder in Zones P-II, M & N exhibiting major business activity due to Large Industrial areas. For better economic development these sites

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should be interconnected in a better fashion. These should then be linked through a dedicated truck/ container/ freight corridor to KMP and DMIC corridor. This dedicated corridor should be open 24 Hours for better business environment. NH-1 or Rohtak Road being too far apart another linkage should be attempted somewhere in between the two roads possibly by taking Rithala road straight ahead.

P-II exhibits less industrial allocation, for which the quantum should be increased for a balanced and well distributed business growth.

Walk to work concept is the philosophy world over, for which Residential component should be inbuilt in the Industrial Norms to the tune of 30 % and commercial to the tune of at least 5%.

Some of the site specific aspects with respect to Zonal plans is enumerated hereunder:

1. NARELA INDUSTRIAL AREA:-

- a. **Better utilization of redundant land use:** Approx. 5 Ha area earlier which was earlier marked for Canal is filled up and is not in use anymore. It does not have scope for extension on either side as well. For proper utilization of this redundant land use for utilizing it for public benefit, the Land use may now be marked as Industrial Land use in the zonal plan.
- b. **Better Connectivity:** DSIIDC sacrificed approx. 7 Ha land for making Master plan Roads from its site, with due regard to this better Connectivity be given to DSIIDC Industrial area, by joining missing links outside the project area at masterplan level. This is important as Industrial activity is increasing in the designated area due to DSIIDC effort more heavy traffic is likely to be generated.
- c. **Land use of 2 Housing pockets (7.15 Ha & 5.50Ha)** should be designated as Residential
- d. **The shape, size and area of the Industrial Estate:** to be reflected in the Zonal Plan as per site, this can be undertaken in coordination with DSIIDC.
- e. **Connectivity with MRTS:** Since these are major Employment centres connectivity with mass transport be provided in the masterplan i.e. preferably through metro, BRTS or monorail etc.

2. RANI KHERA INDUSTRIAL AREA:-

- a. **Better Connectivity:** Rani Khera Mundka Industrial Estate is a deep site approached through proposed UER –II. A single approach is not sufficient and an alternate approach from rear (i.e. from north / north-east side of the site) should be provided in the Zonal masterplan for better connectivity for local population from north / north-east side of the site residents.
- b. **UER Junction:** The engineering design of junction at UER –II should provide barrier free access (entry or exit from both directions) to the Industrial Estate. Metro station should be located nearby.
- c. **DSIIDC Industrial area land use:** industrial with housing component and covered under TOD guidelines and regulations.

2. KHANJAWALA INDUSTRIAL AREA:-

- a. **Connectivity with MRTS:** This estate is a major quantum of area approx. 950 acres lies in between UER II & UER –III but not touching. Since this is major Employment centers, connectivity with mass transport be provided in the masterplan/ Zonal plan preferably through realigned metro corridor. BRTS or monorail etc. link can be second alternative possibility. The engineering design of junctions should provide barrier free access (entry or exit from both directions) to the Industrial Estate. Metro station should be located nearby. This is still possible today as the area is green field.
- b. **Approach Roads:** Bawana Kanjhawala road should be broadened as per master plan and Rithala Road should be taken up on priority.
- c. **DSIIDC Industrial area land use:** industrial with housing component and covered under TOD guidelines.

3. FRUIT MARKET TIKRI KHAMPUR:-

- a. **DSIIDC** is attempting to work out this project on behalf of DAMB.

- b. **NH-1 Junction:** Since large number of trucks would be coming & leaving this site daily, the engineering design of junction at NH-1 should provide barrier free access to the whole sale market.
- c. **Better Connectivity:** Better connectivity to KMP, DMIC corridor, NOIDA, Greater Noida etc is critical for tangle free traffic flow.

4. COMMUNITY WORK CENTRES:-

DSIIDC has number of CWC sited in Delhi which have deteriorated over a period of time and urgently require redevelopment. But the pilot projects are stuck in MCD for want of following issues which need more clarification from DDA:

- a. The landuse of these pockets in Slum & JJ colonies be declared as Industrial.
- b. Since CWC nomenclature does not occur in MPD 2021, Development Control Norms should be made clearer to MCD by prescribing Table 7.3 / notification no-SO 683(E) dated 01-04-11, for CWC/ flatted factory sites.
- c. CWC/ flatted factory sites should be incorporated in the zonal plans in coordination with DSIIDC.

5. MPD 2021 – Chapter 7. Industry:-

- a. DSIIDC is an Industrial and Infrastructure development agency for Delhi, while implementing MPD 2021 notified in 2007 has come across some bottle necks in the norms prescribed in the masterplan which need to be simplified. Broad draft suggestions clause wise are attached at Annexure –I. for early notification please. This would go a long way in easing out problems in existing or proposed industrial areas of Delhi.

6. EXISTING INDUSTRIAL AREAS- NORMS AND REDEVELOPMENT GUIDELINES:-

- a. DSIIDC facing problem in getting approval of industrial projects in existing Industrial areas in regard of table 7.3 & notification no. SO 683 (E) dated 6.04.11. In this regard a draft proposal of bottlenecks and tentative suggestions is enclosed at Annexure –II. For kind considerations.

7. **DEVELOPMENT CONTROL NORMS FOR TRANSPORTATION**
TABLE 12.7 PARA 4

- a. Delhi Government has given mandate to DSIIDC for redevelopment for various projects in I.P Estate area specially related to Bus Depot. In this regard a letter no: DSIIDC/PD (H)/37/2012-13/367 dated 28-05-2012 has been return to Mrs. Parate copy enclosed at Annexure -III. However for further micro details shall be presented by DSIIDC in the meeting organized by DDA for DSIIDC and industrial issues.

8. **DEVELOPMENT CONTROL NORMS FOR WHOLE SALE TRADE**
TABLE 6.2

- a. While trying to work out the financial viability of one of the project (Wholesale Fruit market at Tikri Khampur near Singhu Border to reduce congestion in Azadpur Market) is likely to be a very expensive state of art public infrastructure which is likely to reduce heavy traffic on Delhi roads. After understanding the requirement and to make the project bankable and financial viability, an upward revision of FAR and Ground Coverage is required. In this regard a draft proposal of tentative suggestions is enclosed at Annexure -IV. For kind considerations in which some additional facilities such as fuel pump, budget accommodation, dhaba etc. can also be added to permissible usages.

9. **NORMS FOR HOUSING:**

- a. The DSIIDC is developing EWS housing for urban poor under JNNURM scheme in the various locations of Delhi. The housing consultant of DSIIDC, Sh. Promod Adlakha (Adlakha & Associates) represented the meet from DSIIDC housing and discussed various issues, like clear cut developments control norms, usages, landuse, width of the staircase, and appropriate quantum of social infrastructure etc., which can be fit into the JNNURM / Government of India/ states schemes relating to the housing for poor /EWS.
- b. It is most appropriate to make additions and revisions in **DEVELOPMENT CONTROLS FOR EWS/LIG/SLUM REHABILITATION/URBAN POOR/LOW INCOME HOUSING** etc. A draft proposal for such revisions in low-rise up to 15m (walkble) housing and multistoried housing as made by housing division DSIIDC are enclosed at Annexure -V for early notification please. This is stated that the all the suggestions are incorporated after the detail discussions with Sh. Vijay Risbud. This would go a long way in providing housing for poor as well as early allotment of same.

Keeping in view the above facts, it is requested to your goodself to arrange separate meeting(s) to review issues pertaining to DSIIDC, projects relating to DSIIDC & Industries where the details can also be presented to DDA.

Yours faithfully,



(Sanjeev Ahuja)
Executive Director,

o/c

s/n	Specific Clauses	Suggestions
1.	<p><u>As per table 7.1:</u></p> <p><u>Under Industrial use</u></p> <p>For flatted Industries conditions have been attached for allowing maximum 20 nos. of workers.</p> <p><u>Further as notified in the table 7.1</u></p> <p>The maximum no. of workers shall be as per notification issued by the competent authority from time to time.</p>	No restriction on number of workers.
2.	<p><u>Table 7.1</u></p> <p>All industries except those prohibited.</p> <p>Non polluting & excluding industries producing noise/ water/ vibrations/ odor pollution</p>	All industries except those prohibited
3.	<p><u>Under Industrial Plot light and service Industry (036) :</u></p> <p><i>"The ground floor shall be allowed for light/service industry and retail out. First floor shall be allowed for residence/office and second floor, if any, shall be allowed for residence".</i></p>	<p>To cater to parking ground floor can be parking & retail, Upper floors to be allowed as industrial usage-</p> <p>Structure design shall cater to heavy loads, vibrations etc</p>
4.	<p><i>The power requirement for operating pollution control devices and non- manufacturing use shall be over and above the aforesaid permissible load.</i></p>	
5.	<p><u>Further clarification is required for Para 7.6.1.1(b):</u></p> <p><i>"The approved work-cum-Industrial Centre, service centers etc, where development has been undertaken in accordance with the land use/earlier master plans, shall continue to be industrial subject to conformity with provisions stipulated."</i></p>	Table 7.3 need also to be subscribed specially for CWC sites.
6.	<p><u>As per Para 7.7:</u> for new industrial areas, new industrial activity in NCT of Delhi is restricted to 13 hi-tech areas identified in Para 7.7, page 44 of MPD – 2021.</p>	Flexibility should be there for any other new industry or class of industry or emerging technologies which are non - polluting for the further requirement of the city.
7.	<p><u>7.8 INDUSTRY USE ZONE - GUIDELINES</u></p> <p><u>(i)</u> The new industrial areas to be developed may have plotted development for individual industrial units. The maximum size of industrial plots in new industrial areas shall be 400 sqm. Except in already approved schemes.</p>	No restriction on plot size or height or no. of workers or electric load
8.	<p><u>Table 7.3 : Development Control Norms Flatted factory</u></p>	In flatted factory commercial

	Industrial units; administrative office, watch and ward, maximum upto 5% of floor area or 20 sqm. Whichever is less storage related to the manufacturing activity, commercial activity as per workers with footnote (vi).	factory outlet, food court , mess to be included say about 15% of floor area
9.	<u>Table 7.3 : Development Control Norms Flatted factory</u> A premise having a group of small industrial units having upto 20 workers with common services and facilities of non-hazardous, non-pollution nature	No restriction
10.	<u>Table 7.3 : Development Control Norms Industrial Plot</u> A premise for industrial activity having upto 50 workers	No restriction
11.	As per development Control Norms table 7.3 <u>For flatted group industry</u>	Amendment required
	The maximum ground coverage is 30%.	
	The maximum FAR is 150.	FAR say 3.0- 4.0 may be allowed to create more working areas there by creating more work spaces. Better utilization of Industrial land.
	The maximum permissible height is 26 m.	No height restriction, Dispute with Fire norms to be addressed as Delhi being Metro Politan has better fire preparedness compared to normal Indian urban areas.
	The parking standards per ECS/100 sqm are 2 nos.	The parking standards may be reduced in view of TOD/ other guidelines
	<ul style="list-style-type: none"> As per special requirement for land development for industrial buildings – The minimum internal height of work rooms shall not be less than 4.50 m for the rooms occupied by workers for purpose of manufacture.	No internal height restriction, over and above norms by the chief inspector of factories.

For Existing Industrial Estates of DSIIDC / Government


Industry Department of Delhi / DSIIDC has several ^{existing} industrial estates spread in different locations of the city, where in different allottees have been given spaces/ sheds/ plots. At these industrial areas some of the land pockets have been lying vacant and unused. These vacant land spaces be further be utilised for better Public / Government utilisation.

As per MPD 2021, the development control norms under table 7.3 have some bottle necks relating to ground coverage & building height etc. As per new notification no: SO 683(E) dated 01.04.11, norms for redevelopment of existing planned industrial areas , there are some bottlenecks relating to ground coverage, green spaces etc.

These development control norms further requires slight amendments. So that a precious commodity like public land be further utilised, for the overall benefit of the city, to make development/ redevelopment public friendly.

Broad Problem areas

- Redevelopment in Part areas be permitted.
- Ground coverage may be relaxed for existing industrial areas up to 55-65%.
- Green areas can be substantiated through terrace gardens/ vertical greens etc.
- Fire and other statutory norms etc. can be achieved in the proposed part developed areas under submission.
- The parking may be permitted in the basement & stilts with software, service, industrial, business industry permitted on upper floors.


 c/o Sanjiv Kumar Designers Pvt Ltd.
 FOR SITE : Software / Admin bldg for
 DSIIDC at Wazirpur Industrial Area
 Wazirpur, Delhi

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DELHI STATE INDL & INFRASTRUCTURE DEV CORPN LTD
TECHNICAL CENTRE BLDG., WAZIRPUR INDL. AREA, DELHI - 52
OFFICE OF THE PROJECT DIRECTOR (HOSPITAL)

No.DSIIDC/PD(H)/37/2012-13/ 367

Date: 28.05.2012

To

Mrs I.P Parate
Director (MPR)
6th Floor Vikas Minar
Delhi Development Authority
ITO, New Delhi

Sub: **Regarding review of Master Plan 2021**

Ref.: **Increase in FAR of DTC Bus Terminal/ Depot at Indraprastha Estate, New Delhi in Zone D. & Vikas Bhawan at ITO**

Madam,

DSIIDC, as per cabinet decision, is developing IP Power Plant site, DTC Bus Depot at IP Estate and Vikas Bhawan complex at ITO.

We requested DDA for change of land use of IP Power Station site from utility to Govt. Offices & transportation as per the technical committee of DDA & subsequent decision of Hon'ble LG during the meeting on 02.03.2012.

With the increased growth in traffic & transportation due to Pragati Maidan & Indraprastha Metro Stations, as they cover the above project areas, it is thus requested that above projects sites may be covered under TOD guidelines and therefore FAR for above buildings may be provided with TOD regulations.

Therefore, sanctions of above buildings with TOD regulations may be conveyed to DSIIDC so that we may take up the projects accordingly with increased FAR. We are hereby enclosing the details of site individually as well as showing on one sheet for your reference.

"In addition to above it is also informed that we have take" up the issue with UTTIPEC also for Comprehensive Urban Design Integration plan for ITO and the same was in principally approved during the 36th GBM of the Governing Body of UTTIPEC chaired by Hon'ble LG on 10th of Apr.'2012.

Therefore in view of above we request to consider DTC Bus Depot at IP Estate, Vikas Bhawan at ITO and IP Power Plant site at Indraprastha under TOD regulations and thus for providing the FAR accordingly.

Thanks & Regards.

Yours faithfully



(U. S. Govil)

Project Director (H)

Cc to:-

1. Director, UTTIPEC, 4th floor Vikas Minar, ITO Delhi, with the request to look into the case for considering the above said buildings under TOD regulations for providing the increased FAR subsequently.
2. Executive Director for favour of information please.
3. Director (W-II) for favour of information please.
4. Sr. Architect, DSIIDC, for favour of information please.

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For Whole Sale Trade:

As per MPD-2021, development control norms for whole sale Trade:-

Table 6.2

Use/ Use premises	Original Max			Proposed amendments Max.		Remarks	Proposed additions as per requirement additional activities permitted.
	Ground Coverage	FAR	Height*	Ground Coverage	FAR		
Intergraded freight complex/ whole sale market	30%	80%	No restriction	50% Proposal required because for whole sale trade activities require horizontal expansion.	150		Food Court, Dhaba, Budget hotel, Guest house, Fuel station.



(Sanjay Kumar)
PD (MMH)

(Final – 31.5.2012)

**DEVELOPMENT CONTROL NORMS
FOR EWS, LIG / LOW INCOME HOUSING**

MPD – 2021 Suggested Amendments

Sub	S. No.	Clause	Existing	Amendment / addition
Road entry	1	4.4.3 B(ii)	Plots for group housing should be located on roads facing a minimum width of 18m ROW (13.5m ROW for redevelopment areas and 9m ROW for Slum Rehabilitation / Special Area and Villages).	Amendment:- Plots for group housing should be located on roads facing a minimum width of 18m ROW (13.5m ROW for redevelopment areas and 9m ROW for Slum Rehabilitation / Special Area and Villages). / EWS, LIG / low income housing, however 6m ROW for only low rise walkable EWS/LIG housing upto 15m height without lift shall be allowed.
Set Backs	2	Table 17.1	Minimum Setbacks (Other than Residential Plotted Development)	Addition: (vi) For EWS/LIG housing upto 15m height, minimum setbacks all sides can be relaxed to 6M.
Parking	3	4.4.3 B	2.0 ECS/100 sqm built up area	Additional para: For EWS / LIG / low income housing minimum parking shall be one two wheeler per dwelling unit.
Housing Density	4	4.4.3 B (i) a,b,c	The density may vary (10% variation permissible in all categories) for specific categories as given below: a) Category I (upto 40 sqm) – 500 DUs/Ha. b) Category II (above 40-upto 80 sqm) 250 DUs/Ha. c) Category III – 175 DUs/Ha. (above 80sqm)	Amendment as under: The density may vary (10% variation permissible in all categories) for specific categories as given below: a) Category 1 Slum/EWS/low income housing (upto 32 sqm) 600 DUs/Ha b) Category II Slum/EWS/LIG/low income housing (upto 42 sqm) within 15m height = 450 DUs/Ha. c) Category III above 42 upto 80 sqm) = 250 DUs/Ha. d) Category IV (above 80 upto 100 sqm) =

				<p>175 DUs housing</p> <p>e) Category V above 100 sqm = 150 DUs/Hac</p> <p>Note:</p> <ul style="list-style-type: none"> Area means dwelling unit area without stairs, corridors, common circulation areas etc. The density for low rise EWS/LIG/Low income housing can be further relaxed for public housing to 250 D.U./Hac.
FAR	5	4.4.3 B	Maximum FAR 200	<p><u>New para.</u></p> <p>Wherever the FAR is not fully utilized in low rise EWS/LIG/low income housing, the balance unutilized FAR may be utilized in addition to the max. FAR allowed for development of higher category of housing within the same 'zone' for which no betterment or levy charges shall be laid</p>
Density	6	4.4.3 B (x)	- Nil -	<p><u>New para.</u></p> <p>Wherever the density is not fully achieved in low rise EWS/LIG/low income housing, the balance unutilized Density may be utilized in higher categories, in addition to the max. density allowed in that particular category within the same 'zone' for which no betterment or levy charges shall be laid.</p>
Open green area	7		- Nil -	<p>For EWS/LIG/low income housing upto 15m ht. the formal organized green shall be minimum 5%.</p>

Slum, rehabilitation norms	8	4.2.3.4	<p>Slum & JJ Redevelopment Regulations and Guidelines for collective Community Rehabilitation / Relocation –In-situ Up-gradation / Rehabilitation of slum & JJ Clusters and Resettlement Colonies.</p> <p>(i) Minimum plot size 2000 sqm (facing a min. road of 9m).</p> <p>(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land and FAR on the remunerative component of the land shall be as applicable for the relevant land use.</p> <p>(iv) Mixed land use / commercial component up to 10% of permissible FAR in the residential component of the land</p> <p>(vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.</p> <p>(xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.</p> <p>(xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.</p>	<p><u>Amendment:</u></p> <p>(i) Minimum plot size 2000 sqm (facing a min road of 6m).</p> <p>(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 of the entire plot. ----- deleted -----</p> <p>(iv) Commercial component upto 10% of permissible FAR. ----- deleted -----</p> <p>(vi) The minimum residential component of the FAR for rehabilitation of squatters has to be 50% and maximum area of FAR for remunerative use has to be 50%. The commercial component of 10% shall be over and above the FAR for the residential component of the land.</p> <p><u>Addition:</u></p> <p>(xii) Norms for social infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'. These norms shall also be applicable for new EWS/LIG/Low income housing.</p> <p>(xiii) Norms for physical infrastructure shall be as per note (iv) of Table 4.2. These norms shall also be applicable for all EWS/LIG/low income housing.</p>
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Infrastructure	9	Table 4.2 Note (vii)	<p>Infrastructure Requirement for layout at Residential Neighbourhood level</p> <p>These are suggestive norms and lower norms could be adopted in built up areas / Special Areas, etc.</p>	<p>Addition</p> <p>These are suggestive norms and lower norms could be adopted in built up areas / Special Areas, all EWS/LIG/Low income housing schemes etc.</p>
Special facilities	10	4.2.2.2 B	<p>Unauthorized / Regularized Unauthorized Colonies</p> <p>Sub para (ii) Social: For provisions of social facilities, reduced space standards shall be adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together.</p>	<p>Addition:</p> <p>Sub para (ii) Social: For provisions of social facilities, reduced space standards shall be adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together.</p> <p>Unauthorised / Regularised unauthorised Colonies / New EWS/LIG/low income housing schemes for provisions of social facilities, reduced space standards shall be adopted. Depending on the availability of land all social facilities including education, (Primary & Secondary School), shopping, service market, informal bazaar, other community facilities, recreational, utilities transportation with reduced standards can be grouped together in a composite facility centre in plot area of 500 to 4000 sqm at one or multiple places.</p> <p>The following norms shall be applicable in case of Composite Facility Centre.</p> <p>Max. Ground Coverage = 30%</p> <p>Max FAR = 200</p> <p>Max ht = 26M</p> <p>Parking @ 0.5 ECS/100 sqm of floor area.</p> <p><u>New para</u></p> <p>However where any such facilities is available in the proximity, the same can be</p>

4.2.3.4 (xiiv)

General Building Requirements		4.2.3. 4 (xv) 4.4.3 (B) (x) (general building requirements)		<p>considered</p> <p><u>New para</u></p> <p>The reduced space standards mentioned in 4.2.2.2 B (ii) sub part (a) & (b) can be clubbed for a primary cum Sr. Secondary School and can function on double shift basis.</p> <p>Addition of new clause</p> <p>For EWS/LIG/Low income housing for the general building requirements, the reduced standards or specific standards wherever mentioned in IS: SP-7 (National Building Code) can be adopted.</p>
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Water management by use of recycled waste water: (Annexure B)

Water	11	Table 2	Table 2: Breakup of water usage for 50 gpcd is as under:	<p>Addition:</p> <p>Per capita water requirement for EWS/LIG/Low income housing shall be as per National Building Code</p>
Power	12	Power (14.5)	<p>Following critical areas need to be attended for energy efficiency</p> <p>(iii) Non conventional energy sources like recovering energy from sewerage, solar energy, etc. should be used for street lighting, lighting at public spaces, open areas, traffic signals, hoardings, etc.</p> <p>(iv) 1. Solar energy should be encouraged for all establishments with floor area of more than 300 sqm..</p> <p>(iv) 4. Adoption of Load Management Technique.</p>	<p>Addition</p> <p>For EWS/LIG/Low income housing this may not be stressed for reasons of affordability</p> <p>Addition</p> <p>For EWS/LIG/Low income housing this may not be stressed for reasons of affordability</p> <p>Addition</p> <p>For EWS/LIG/low income housing the Electrical load be based on 1.5 KW per dwelling unit.</p>


(Promod Adlakha)
Managing Director

NOTE – REGARDING NORMS

The MPD – 2021 do not provide any clear development norms for EWS/LIG/Low Income Housing

There are many issues which require specific attention w.r.t. road entry, set backs, density, FAR, formal organized green, infrastructure & social facilities, general building requirement, water & power.

The norms are required to be explicitly clear for new housing as well as in-situ.

The suggested norms are expected to make such housing viable and feasible.

Remarks

S. No.1:

(Road entry)

As the vehicular traffic and mode of transport is very light, the entry road width can be reduced to 6m, so as not to hinder any emergency vehicle.

S. No.2:

(Set backs)

The set backs can be reduced to 6m for low rise structures, keeping in view the light and ventilation & emergency vehicular movement.

S. No.3:

(Parking)

The mode of transport adopted by this category of persons is the public transport, therefore, for affordability, provision of one two wheeler for each dwelling unit is proposed.

S. No.4:

(Housing density)

Category w.r.t. density have been further widened to adding two more category. Category 1 is proposed for multistoried Slum/EWS/Low Income Housing with density of 600 DUs per Hac. Category II has been added with Slum/EWS/LIG/Low Income Housing with in 15m height as low rise walkable structures with density of 450 DUs/Hac. Category III has been revised from 42 to 80 sqm units with density of 250 DUs/Hac. Category IV has been added with dwelling units of (above 80 upto 100 sqm) with a density of 175 D.U./Hac. Category V above 100 sqm has been added with a density of 150 DUs/Hac so as to achieve HIG housing.

The MPD-2021 do not clarify the meaning of area of D.U. The same is defined as built up area of a dwelling unit without common circulation areas such as stairs, corridors etc.

As some of the EWS/LIG/Low-income housing may take place in even G+2 & G+3 structures and also that the shape of site may also not allow to achieve required density particularly in low rise structure, relaxation for public housing is sought to 250 D.U. /Hac.

S. No. 5&6:

FAR & Density

In order to utilize the high value as per Housing Strategy for optimum utilization of land and space, provision for utilization of unutilized FAR and unutilized density has been proposed within the same 'zone'.

S. No. 7:

Open Green Area

Ground floor coverage upto 40% is allowed to achieve low-rise high density housing without lifts, therefore, open organized green space is limited to minimum of 5%.

S. No. 8&9:

In-situ Rehabilitation

- * Min. Road facing recommend for 6M
- * The scheme shall be designed for an overall FAR of 400 of entire plot.
- * The residential component for rehabilitation use shall be based on distribution of FAR and not the land and in ratio of 50:50
- * The commercial component of 10% shall be over and above the FAR for the residential component of land

The above amendments would incentivize the promotion of in-situ housing.

The reduced social and physical infrastructure as applicable for unauthorized, regularized unauthorized colonies shall be applicable for in-situ as well as new EWS/LIG/Low income housing schemes also.

S. No. 10:

Special facilities

Provisions of reduced space standards for social and infrastructure facilities have been suggested to be grouped in one composite building, named as 'Composite Facility Centre' in one or multiple plots.

As the norms for 'Composite Facility Centre' are not mentioned in MPD-2021, therefore, the norms are also suggested herein.

There are probable sites where the facilities cannot be provided within the same plot. The facilities available in the proximity can be considered.

For the purpose of affordability, the primary & Sr. Secondary School can be clubbed together as one building and that the school can be functional on double shift basis. This would provide the impetus to Right for Education to poor at reduced norms per 10,000 population.

The National Building Code (IS: SP-7) has a special chapter on Requirements of low income housing' and various other standards specifically for low income housing. It has been suggested to adopt NBC norms for general building requirements.

S. No. 11:

Water

In the chapter of water management, the per capita water requirement has been given in Table 2. The NBC has specified the norms for low income housing which may be followed.

S. No. 12:

Power

Power requirement (the electrical load) per D.U. be specified. At present almost 3 to 4 KW electrical load per D.U. for EWS housing is adopted by the DISCOM agencies. Higher load require higher cable and transformer sizes and thereby the cost. For affordability, the electrical load be rationalized.



(Promod Adlakha)
Managing Director