



HOTEL ASSOCIATION OF INDIA

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OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 776
Dated 16-11-11

No 2011/HAI/600/61

November 16, 2011

THE DIRECTOR (PLANNING) MPR
DELHI DEVELOPMENT AUTHORITY
6TH FLOOR, VIKAS MINAR
I P ESTATE
NEW DELHI
110 002.

Read Central Dy. No. 18
Dated 16/11/11
R&D Section, Vikas Minar
Delhi Development Authority
Meeting Asstt.

**Subject: Suggestions For Mid-Term Review of
Master Plan For Delhi 2021**

Sir,

With reference to Delhi Development Authority's (DDA) Public Notice inviting suggestions for midterm review of MPD 2021 to provide realistic mid-term corrections and modifications in the Master Plan Policies to suit the changing needs of the Society, the Hotel Association of India, on behalf of the hotel industry, is submitting the following points for your kind consideration to facilitate modifications and revisiting certain specific provisions that could not be foreseen/anticipated during the Plan formulation:

1. **HOTELS EXISTING BEFORE 1962**

In order to cater to the needs of the people visiting Delhi, many hotels were set up after India attained independence; these hotels have served to boost tourism ever since, and some of them have even attained a landmark status in the city.

Before the introduction of the first MPD in 1962, there was no legal method in place for the Government to specify 'Land Use' and it was for the first time in 1962 that the concept of "Land Use" for commercial, hotels, residential, offices, etc. was introduced. As a result, many hotels which were in existence before 1962 found themselves contravening the 'Land Use' provisions. Though arguably, the proviso to Section 14 of the DDA Act, 1957, protects such hotels with regard to the use of the premises, many regulatory agencies still contend that all such hotels which are in the zones not meant to have hotels are liable to face the consequences, even if such hotels have been in existence before 1962.

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It is therefore our humble suggestion that all such hotels in Delhi which have been in existence before 1962 but fall in the zones not meant for hotels, their land use as hotels should be regularized. This will be in line with Section 14 of the DDA Act 1957 and would remove a long pending anomaly.

2. **EXTENDING BENEFIT OF INCREASE IN FAR TO ALL HOTELS IN LUTYENS BUNGALOW ZONE.**

By an amendment to the MPD 2021 in 2008, the FAR available to the Hotels was increased from 1.50 to 2.25. However, the hotels falling in Lutyens' Bungalow Zone (LBZ) and Heritage Hotels were excluded from availing the benefit of the enhanced FAR. As a result, all hotels in the LBZ, including many from the established hotel chains who were keen to increase the capacity of accommodation in Delhi, were deprived of the benefit of enhanced FAR. It is pertinent to mention here that the number of hotels falling outside the LBZ which availed the benefit of enhanced FAR was insignificant – thus defeating the very objective of acquiring increased accommodation facility for visitors to Delhi.

It is, therefore, our suggestion that the benefit of enhanced FAR of 2.25 be also extended to the hotels falling in the LBZ so that the real objective of increasing the availability of rooms in Delhi could be achieved. This would go a long way in meeting the room demand in the coming years.

We hope that our suggestions would be considered in the right earnest and appropriate changes in the MPD 2021 will be carried out during its mid-term review in the interest of tourism.

Thanking you,

For Hotel Association of India


(Bharat Bhushan)

Director-Communications