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Dy. No. 473

Date 7/2/12

February 01, 2012

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Shri Kamal Nath Ji

Hon'ble Minister for Urban Development

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Nirman Bhawan

New Delhi-110 011.

Respected Sir,

Subject: Operationalising Influence Zone along MRTS and major Transport Corridor in Delhi

PS to UDM

Confederation of Real Estate Developer's Association of India (CREDAI) is the apex body of the organized Real Estate Developers/Builders across the country, representing pan-India Associations of Real Estate and Housing Developers. CREDAI's objective is to promote housing and real estate developments in an organized and cohesive manner across the country. Towards this it seeks to provide a close liaison and interaction with the Government bodies to represent the views and needs of the industry systematically. Twenty (18) state and 103 city associations of India are members of CREDAI with about 8,000 individual member Developers encompassing over 65% of the organized Private Sector real estate development activity in member states / cities in the country. CREDAI represents the real estate sector both before the Government of India and various State Governments. It represents the real estate industry in various committees of the Government. CREDAI is also a member of National Skill Development Corporation and have made major contributions in its Corpus.

Realty contributes 11.4% of GDP of India. It is the second largest employer and is linked with 250 types of manufacturing industries as well as Banking and Insurance sector. Its contribution could be even more with proper policy support and urban sector reforms, supportive financial and commercial policies. In order to optimize the contribution of the Real Estate Sector to the GDP, CREDAI inter-alia takes up issues pertaining to amendments in the Master Plan and also ensuring operationalisation of dormant provisions, if any, of the master Plan.

Minister would like a
statute note to be put up
on the finalisation of guidelines
along MRTS by 20/2/12

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CREDAI NCR

Confederation of Real Estate Developers' Association of India NCR

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✓ CREDAI would like to avail of this opportunity to congratulate you for the vision of your Government in providing a World Class MRTS in Delhi. Even though the demand for the Rail Based Metro System had been for a long time and various proposals to this effect had been submitted over the preceding decades, it could become a reality, entirely due to the vision, dynamic leadership and resourcefulness of your Government. No wonder Delhi MRTS has emerged as one of the biggest Metro Rail Systems in the World and after completion of the 4th Phase it would indeed be the biggest Metro Rail System in the World. The system is already ferrying millions of passengers and the number is increasing exponentially every day. The Government not only envisioned one of the biggest and World Class MRTS in Delhi but also visualized that the area along MRTS Corridors could possibly be taken for intensive development to accommodate the huge growth of Delhi's population by providing residential space as well as working space in such a corridor. For this purpose a provision was made in the **Master Plan for Delhi 2021(MPD 2021)** by way of para 3.3.1 to take advantage of the huge infrastructure for Delhi MRTS and having intensive development in the influence zone along MRTS and Major Transport Corridor. By including this paragraph in the Master Plan, Government has rightly realized the revolutionary change brought about in Delhi by the MRTS network by bringing sizable urban area within walking distance from the Metro Stations which are very closely spaced and by Metro Rail, not more than 2-3 minutes journey apart. This will naturally have an impact on the existing structure of the City and consequently its development. In the Master Plan 2021 cognizance has been taken of the opportunities provided by this changed scenario for city restructuring and optimum utilization of the land along the MRTS corridors. The Master Plan for Delhi has sought to take advantage of the huge infrastructure being built for Delhi MRTS at an enormous cost, to absorb a sizable proportion of the additional population with requisite facilities and employment. Therefore the influence Zone along MRTS corridor has been envisaged as intensive development zone by preparation of schemes of redevelopment of influence zone up to 500 m wide belt on both sides of the centre line of the MRTS route, in which the development controls would be applicable for respective use zones or premises except for the floor area ratio (FAR) and height which would be as per the specific schemes with a maximum limit of up to 1.5 times of the permissible FAR on the respective use premises.

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Unfortunately even though about 5 years have passed since the Notification of the Master Plan for Delhi-2021, no action has been taken to implement para 3.3.1.1 of the Master Plan, providing for higher FAR in the Influence Zone of MRTS envisaged as Intensive Development Zone. Even though Developers of land falling in the influence Zone along MRTS Corridor are expected to prepare and get approval to the comprehensive integrated schemes, for availing higher FAR, they are unable to do so because the following essential conditions have not yet been fulfilled by the Government/DDA:-

(i) The 500 meter wide belt on both sides of the Central line of the MRTS/Major Transport Corridor has not yet been identified in consultation with GNCTD and marked in the respective Zonal development Plans;

(ii) Revised (higher) density has to be finalized for the Intensive Development Corridor-Influence Zone along MRTS and major Transport Corridor, which has not yet been done. This would among other things call for amendment of para 4.4.3-Residential Plot - Group Housing and similarly para 5.10.5 for commercial areas.

In accordance with the Guidelines for Redevelopment Schemes, **"Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments / Heritage areas etc."** It is therefore obvious that the identification of the influence zone will involve:-

- (a) carrying out a survey along the MRTS Corridor
- (b) Identification of the Corridor and referring it to GNCTD
- (C) Finalizing and Notifying the Corridor after consultation with GNCTD

Simultaneously, density for the Zone as a whole and various subzones will have to be finalized.

The above steps to avail of intensive development in the influence Zone along the MRTS Corridor will be time consuming. About 5 years have already passed

since the MPD 2021 was notified and unless Finalization of the Influence Zone along the MRTS Corridor and its sub zones and determination of revised density for the corridor as a whole and also for its various sub-zones is taken up in right earnest and completed in a time bound manner, provision of para 3.3.1.1 of the Master Plan for Delhi – 2021 providing for taking full advantage of the infrastructure created for MRTS by having the influence zone along MRTS Corridor as an Intensive Development Corridor with a higher FAR and height will remain unfulfilled.

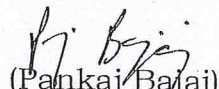
In view of the foregoing, it is humbly submitted that immediate action may kindly be taken for operationalising para 4.3.1.1 of the Master Plan for Delhi – 2021 of Intensive Development along the MRTS Corridor by

- (1) Identifying and Notifying the Influence Zone along MRTS Corridor
- (2) Revising the density along the Corridor both for the Zone as a whole and also its various sub-zones.

so that integrated schemes could accordingly be prepared by the Land Developers and posed to DDA for approving the revised FAR in each scheme. Only thereafter, will it be possible to submit plans for approval to the respective plan sanctioning authorities.

Thanking you,

Yours sincerely,
For CREDAI NCR


(Pankaj Bajaj)
President