

July 27, 2012.

OFFICE BEARERS

Chairman
Pradeep Jain
chairman@parsvnath.com

President
Lalit Kumar Jain
chairman@kul.co.in

Immediate Past President
Santosh Rungta
skr@rungta.com

Chairman, Advisory Committee
Niranjan Hiranandani
niranjan@hiranandani.net

Vice Presidents
C Shekar Reddy
cshekarreddy@yahoo.com
Getamber Anand
getamber@atsgreens.com

Dharmesh Jain
dharmesh.jain@nirmallifestyle.com

Jaxay Shah
jaxay@savvygroup.in

Jaspal Oberoi
jaspal.oberoi@yahoo.in

Hon. Secretary
T. Chitty Babu
chitty@akshaya.com

Hon. Jt. Secretary
Mohammed Moquim
mdmoquim_mbopl@rediffmail.com

Hon. Treasurer
Shekhar G. Patel
shekhar@ganeshhousing.com

Shri Kamal Nath Ji
Hon'ble Minister for Urban Development
Government of India
Nirman Bhawan
New Delhi-110 011.

OFFICE OF UDM
Dy. No. 3534
Date 11/8/12

MID 2021 Kinew
12/7
PS to UDM
sic(u)

Respected Sir,

**Sub : Rationalizing the Development Control Norms
for Group Housing : Delhi Master Plan 2021**

Confederation of Real Estate Developers' 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 the organized and cohesive manner and provide a close liaison and interaction with the Government bodies to effectively represent the views and needs of the industry. Twenty (20) State Associations of India are members of CREDAI with over 8,800 individual member Developers encompassing over 65% of the organized Private Sector real estate development activity in member States / cities in the country.

This is just to bring t your kind notice that Para 4.4.3 B of Master Plan of Delhi 2021 lays down all the development control norms for Group Housing, such as maximum Ground Coverage, maximum FAR, Height etc. along with parking norms, EWS Housing etc. in accordance with the usual practice.

In case of Group Housing, density plays a very critical role because the number of Dwelling Units (DUs) per hectare has a bearing on the burden on infrastructure such as requirement of water, sewerage, drainage as well as power. The Minimum size of plot for group housing is 3000 sq. meters. Accordingly, the maximum density permissible is 175 Dwelling Units / hectare. However, as per the Master Plan -

"The density may vary (10% variation permissible in all categories)".

Thus the minimum density permissible is 157.5 DU/hectare while the maximum density permissible is 192.5 DU/hectare.

Normally in all group housing projects, it is conventional to lay down the maximum density to ensure that the infrastructure is not unduly loaded. Surprisingly, contrary to the practice prevailing in other states, the Master Plan of Delhi 2021 provides for a minimum density as well.

.....P/2.....

[Handwritten signature]
A (100)

[Handwritten signature]
SDE
IB

OFFICE BEARERS

Chairman

Pradeep Jain

chairman@parsvnath.com

President

Lalit Kumar Jain

chairman@kul.co.in

Immediate Past President

Santosh Rungta

skr@rungta.com

Chairman, Advisory Committee

Niranjan Hiranandani

niranjan@hiranandani.net

Vice Presidents

C Shekar Reddy

cshekarreddy@yahoo.com

Getamber Anand

getamber@atsgreens.com

Dharmesh Jain

dharmesh.jain@nirmallifestyle.com

Jaxay Shah

jaxay@savvygroup.in

Jaspal Oberoi

jaspal.oberoi@yahoo.in

Hon. Secretary

T. Chitty Babu

chitty@akshaya.com

Hon. Jt. Secretary

Mohammed Moquim

mdmoquim_mbopl@rediffmail.com

Hon. Treasurer

Shekhar G. Patel

shekhar@ganeshhousing.com

While the Upper ceiling of 10% in density can be appreciated, because, it is intended that the infrastructure in terms of Water, Sewerage, drainage and Electricity may not be overburdened by an excessively high density in an area; there is no rationale for having a lower ceiling on the density. Such a ceiling on minimum density does not serve any purpose, is counterproductive and accordingly find a place in any other state.

It may be mentioned that in case of plotted development in Delhi, while in 4.4.3 (A), maximum permissible density in terms of Dwelling units is mentioned, there is no minimum density requirement i.e. for plot of any size while the maximum number of Dwelling units are laid down there is no compulsion that a certain number of dwelling units must be constructed.

It is absolutely essential that In case of Group Housing also, the existing congruity with regard to the lower ceiling on the density may be removed.

In Delhi, the Infrastructure is already heavily over burdened. Even the Hon'ble Supreme Court has observed in a number of cases that any measures which further strains the existing infrastructure is to be avoided. By removing the lower end of the density and providing lesser number of dwelling units per hectare, it would be possible to reduce the burden on the infrastructure which should be in larger public interest. It is therefore proposed that the provision in para 4.4.3 B of the Master Plan of Delhi 2021 be amended so as to provide only for a upper limit to density, without any restriction on the lower side.

It is, therefore, requested to look into the matter and issue necessary guidance to all concerned in the matter.

Thanking you,

Yours sincerely,
for CREDAI



(Pradeep Jain)
Chairman