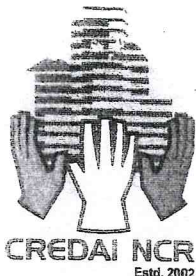


# CREDAI NCR



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a Delhi-NCR chapter of

Date: 6<sup>th</sup> July, 2011



The Hon'ble Minister for Urban Development  
Government of India  
Nirman Bhawan  
New Delhi-110 001

RECEIVED  
Min. of Urban Development  
Nirman Bhawan  
New Delhi-110 001

OFFICE BEARERS OF  
CREDAI NCR

Sub: ISSUE RELATED TO FLOOR AREA RATIO "FAR"

Immediate Past President:

**Pradaap Jain**  
CMD - Parsvnath Developers Ltd.  
chairman@parsvnath.com

Respected Sir,

We, the Confederation of Real Estate Developers' Associations of India (CREDAI) is the apex body for private real estate developers in India. CREDAI represents over 5,000 developers through 20 member associations across the country. Its numerous initiatives and activities help developers come together and work towards better practices, improved customer service and a stronger realty industry.

**President**  
**Pankaj Bajaj**  
MD, Eldeco Infrastructure and Properties Ltd.  
Pankaj@eldecoproperties.com

This is to bring to your notice the ever increasing disparity in Floor Area Ratio ("FAR") between older constructions in Connaught Place and its extensions, owing to decrease in FAR from 400 to 150 brought about in the past 5 (five) decades through successive Master Plans for Delhi. Not only has this disparity led to improper aesthetics in the buildings that are coming up, the Government is also losing out on revenue, besides the major commercial hub of the City of Delhi remaining under-utilised.

**Joint Secretary**  
**Rohit Raj Modi**  
Director, Ashiana Homes Pvt. Ltd.  
rohit@ashianehomes.com

The first Master Plan of Delhi 1962, where the permissible FAR for commercial development in the areas of Connaught Place Extension, Minto Road and Ranjit Singh Road was 400. In 1984, the Master Plan of Delhi 1981 was amended to downwardly revise the FAR to 250 for commercial developments in the aforesaid area. Thereafter, Master Plan of Delhi 2001 further brought down the permissible FAR to 150. As of today as per Master Plan of Delhi 2021, the permissible FAR for commercial developments in Connaught Place and its Extension is 150.

**Vice President**  
**Anil Bhalla**  
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**Vice President**  
**Dr. Anil Sharma**  
CMD, Amrapali Group  
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**Vice President**  
**Kabul Chawla**  
MD, BPTP Ltd.  
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On a comparison with the business hubs in other major Indian metropolitan cities like Mumbai, Chennai and Bangalore, it is found that Connaught Place and its extension are having much lesser FAR as compared to the business hubs in these Indian metropolitan cities. Some examples in Mumbai are the Bandra Kurla Area which has a permissible FAR of 400 and Gairman Point Area which has a permissible FAR of 350. In Chennai, the average permissible FAR followed for commercial plots/buildings is 175 whereas in Bangalore for the commercial plots/buildings is 200. Greater Noida, which is one of Greater Noida, has a FAR of 100 in result

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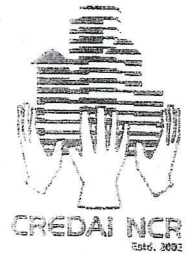
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After due deliberations and extensive discussions with the stakeholders and the users of commercial spaces, CREDAI NCR requests your goodself to consider recommending increase in FAR of Connaught Place and its extension for the reason that:

There is huge demand for commercial space, particularly in Central Delhi and the land available for fresh or new construction is scarce.

At present there is a huge disparity in the visual appearance of the buildings since the FAR in them range from 400 to 150. Increase in FAR shall bring parity between the size of buildings and shall help make the city of Delhi beautiful and consistent. Renovated and new buildings being done up with modern aesthetics and technology, will make Delhi a world class city.

Redevelopment charges can be levied by the Government for redevelopment / renovation of old buildings which at present are in a dilapidated condition and increase the FAR for such buildings. Most of the commercial buildings which have been constructed with higher FAR are older than 25 years. Owners are not interested to pull down older buildings and construct new ones since the permissible FAR is less. Increase in FAR would also mean new construction in place of older buildings and reduction in rental / property prices within that area. Increased FAR may also be financially exploited by the Government and can be a source of revenue generation for the Government.

We would request you to consider our representation in light of the above submissions and restore the permissible FAR to 400 as provided for in the Master Plan Delhi 1962. Alternatively, the owners/builders may be permitted to purchase additional FAR up to a certain limit in addition to the given FAR of that area, on a case to case basis.

Thanking you and awaiting a positive response

Yours faithfully

  
(Pankaj Bajaj)  
PRESIDENT

Copy to: 1. Land & Development Officer  
Government of India

2. Vice Chairman  
Delhi Development Authority