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FH&RA INDIA

The Federation of Hotel & Restaurant Associations of India

President : Kamlesh Barot
Hony. Secretary : Vivek Nair
Hony. Treasurer : Suresh Kumar
Jt. Hony. Secretary : Deepak Puri
Jt. Hony. Secretary : D.S. Advani

Member of Honour : Dr Ajit B Kerkar
Vice President : K. Syama Raju
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Vice President : S.M. Shervani
Secretary General : M.D. Kapoor

September 11,2012

OFFICE OF UDM
Dy. No. 4354
Date 13/9/12

PS to UDM

The Hon'ble Minister of Urban Development
Government of India
Nirman Bhavan
New Delhi-110011

Kind attention: Mr. Kamal Nath

Subject: Mid-term review of Master Plan for Delhi 2021 - in respect of Parking Standards prescribed vide Table 5.4: Development Control-Commercial Centres of (c) Hotels.

Respected Sir,

In connection with the Mid-term Review of the Master Plan for Delhi 2021, the Federation of Hotel & Restaurant Associations of India (FHRA), in its letter dated 19th March, 2012 addressed to the Secretary, Ministry of Urban Development, Government of India, has suggested inter-alia that the Parking Norms for hotels may be revised from 3 ECS (Equivalent Car Space) per 100 sq. mtrs prescribed under MPD 2021 vide Table 5.4: Development Control-Commercial Centres of (c) Hotels, to 1.67 ECS per 100 sq. mtrs. of floor area as was the case under MPD 2001. This suggestion, along with other suggestions made by the Federation, were discussed at the meeting held by DDA (Mr. Ashok Khurana, Engineer Member) on 19th March, 2012 when DDA said that they would have a study made of the parking norms for hotels in the Capital and the actual utilization of car parking space in hotels which have provided 3 ECS per 100 sq. mtrs. The School of Planning, New Delhi was suggested to be the agency to carry out the said study. This matter was again raised by us at the meeting held on 27th July, 2012 at which representatives of the Federation were also invited when DDA confirmed that the matter was under process.

Sir, we are now given to understand that hotels coming up at the IGI Airport, New Delhi are required to provide only 1.25 ECS as against 1.67 ECS per 100 sq. mtrs. suggested by us. It will kindly be appreciated that, in all fairness, there should be uniform parking norms for all hotels which are located or come up anywhere in the NCT of Delhi. Accordingly, we are writing to the Vice-Chairman, DDA in this regard as in our letter of date, requesting that the parking norms for

Secretary UD - m Tour

13/9

14/9/12

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hotels located anywhere in the NCT of Delhi may be revised from 3.00 ECS to 1.25 ECS per 100 sq. mtrs instead of 1.67 ECS earlier suggested by us. A copy of this letter is enclosed for ease of reference. In view of this position, the FHRAI respectfully requests your goodself to kindly have necessary instructions in this regard issued to DDA.

Sir, apart from the revision of parking norms for hotels as above, we have also made the following other suggestions:

(1) The FAR for hotels in the Capital may be enhanced from the existing 225 to 500;

(2) Hotel specific services viz. Laundry, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, provisions/housekeeping store and Cold Storage may be permitted to be located in the basement(s) without counting in FAR.

(3) Charges for the grant of additional FAR may be recovered at 25% of the rate arrived at on the basis of the Circle Rates published by the Government of NCT of Delhi for that particular plot and not at 50% of the Zonal Average Auction Rates as specified in Delhi Development Authority Notification dated 27.2.2009.

(4) Inclusion of hotels among activities permitted in an International Convention Centre and increase of FAR for Convention Centre from the existing 120 to minimum 300 for the present, with 20% thereof for commercial use, be granted to make a Convention Centre economically viable.

We sincerely hope that these suggestions are also receiving your kind and sympathetic consideration.

Thanking you,

Yours faithfully,
For Federation of Hotel & Restaurant Associations of India

Vivek Nair
Honorary Secretary
and Former President

FH&RA
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Secretary General : M.D. Kapoor

September 11, 2012

The Vice Chairman
Delhi Development Authority
Vikas Sadan
New Delhi-110003

TRUE COPY

Kind attention: Mr. Sanjay Kumar Srivastava

Subject: Mid-term review of Master Plan for Delhi 2021- in respect of Parking Standards prescribed vide Table 5.4: Development Control-Commercial Centres of (c) Hotels

Dear Sir,

The Federation of Hotel & Restaurant Associations of India (FHRAI) takes this opportunity to welcome you as Vice Chairman, Delhi Development Authority. The FHRAI founded in the year 1955 is the Apex body of the Hospitality Industry in India, which represents about 3500 Members comprising of 2160 Hotels and Hotel Resorts (with nearly 120,000 classified rooms), 1064 Restaurants and other Associations throughout the country.

Also, we wish to inform you that in response to the Public Notice issued by DDA on 4th October, 2011 and by the Ministry of Urban Development on 18th February, 2012 inviting public suggestions for Mid-term Review of the Master Plan for Delhi 2021, we have submitted a few suggestions to the Hon'ble Minister of Urban Development, Government of India and to DDA. One of these suggestions is that the Parking Norms for hotels may be revised from 3 ECS (Equivalent Car Space) per 100 sq. mtrs prescribed under MPD 2021 vide Table 5.4: Development Control-Commercial Centres of (c) Hotels to 1.67 ECS per 100 sq. mtrs. of floor area as was the case under MPD 2001. This suggestion, along with other suggestions made by the Federation, were discussed at the meeting held by DDA (Mr. Ashok Khurana, Engineer Member) on 19th March, 2012 when DDA said that they would have a study made of the parking norms for hotels in the Capital and the actual utilization of car parking space in hotels which have provided 3 ECS per 100 sq. mtrs. The School of Planning, New Delhi was suggested to be the agency to carry out the said study. This matter was again raised by us at the meeting held by Mr. Ashok Khurana ton 27th July, 2012 at which representatives of the Federation were also invited when DDA confirmed that the matter was under process.

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We are now given to understand that hotels coming up at the IGI Airport, New Delhi are required to provide only 1.25 ECS as against 1.67 ECS per 100 sq. mtrs. suggested by us. It will kindly be appreciated that in all fairness, there should be uniform parking norms for all hotels which are located or come up anywhere in the NCT of Delhi. It is, therefore, requested that our suggestion for the revision of parking norms for hotels from 3 ECS may kindly be read as revised to 1.25 ECS instead of 1.67 ECS per 100 sq. mtrs.

Sir, apart from the revision of parking norms for hotels as above, we have also made the following other suggestions:

(1) The FAR for hotels in the Capital may be enhanced from the existing 225 to 500 in line with what has been granted by the Municipal Corporation of Greater Mumbai and the Government of Maharashtra.

(2) Hotel specific services viz. Laundry, Cold Room for storing Food articles, Linen store, Gas tank, Garbage room, provisions/housekeeping store and Cold Storage may be permitted in the basement(s) without counting in FAR, and

(3) The charges for grant of additional FAR may be recovered at 25% of the rate arrived at on the basis of the Circle Rates published by the Government of NCT of Delhi as is followed by the Municipal Corporation of Greater Mumbai and the Government of Maharashtra (copy of Circular No.TPB 4307/815 CR-257/2003/UD-11dated 14.5.2009 is enclosed) for that particular plot and not at 50% of the Zonal Average Auction Rates as specified in Delhi Development Authority Notification dated 27.2.2009 and increased by 12.50% every year as specified by DDA in its letter No.5(1)2009/AO/CL/RTI/143 dated 6.12.2010.

(4) Inclusion of hotels among activities permitted in the common podium of an International Convention Centre under "Socio-Cultural and Community Facilities" in Table 13.27 of the Master Plan for Delhi 2021 in addition to Exhibition Centres, food courts, etc. The FAR for the Convention Centre may be increased from the existing 120 to at least 300 for the present and 20% of the total built up area can be used for commercial activity such as shopping for the benefit of Convention delegates and to make the Centre economically viable. The occupancy of Convention Centres world-wide is only 30-35% years round.

We sincerely hope that these suggestions are also receiving your kind and sympathetic consideration.

Thanking you,

Yours faithfully,
For Federation of Hotel & Restaurant Associations of India

Vivek Nair
Honorary Secretary
and former President