

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:2616
ANSWERED ON:12.03.2010
FAR OF HOTELS/MOTELS
Patasani Dr. (Prof.) Prasanna Kumar

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) whether Master Plan for Delhi 2021 has provided substantial relaxation for the construction of guest houses in terms of road, width, plot size and permissible area to increase the availability of accommodation and also amended it to increase of Floor Area Ratio (FAR) for hotels to meet the accommodation needs for Commonwealth Games 2010;
- (b) if so, whether the Government has received representations from Hotel and Motel Association of Delhi to increase the FAR of Motels in and around Delhi to meet requirement of rooms for Commonwealth Games 2010;
- (c) if so, the details thereof and the reaction of the Government thereto;
- (d) whether the Government proposes to allow increase of FAR of existing motels in and around Delhi which are star category and meet all security norms and other facilities;
- (e) if so, the details thereof; and
- (f) if not, the reasons for not granting permission to increase FAR of star category of motels in and around Delhi meeting the security norms in spite of shortage of accommodation?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI SAUGATA ROY)

- (a): The conditions for permitting guest houses in residential premises under Mixed Use Regulations has been relaxed in terms of road width, plot size, number of rooms, permissible built up area etc. in the Master Plan for Delhi (MPD)-2021. MPD-2021 was modified on 12.8.2008 & 26.2.2009 and FAR of hotels has been enhanced from 150 to 225.
- (b): Yes, Madam.
- (c): Representations from Motels Welfare Association, Delhi Motel Association, Hotel & Motel Association of Delhi have been received requesting to modify the provisions of the Master Plan of Delhi-2021 (MPD-2021) to allow motels higher FAR, increased ground coverage, to treat motels on similar lines as hotels.
- (d) to (f): Hotels and motels are distinctly different activities in terms of land use and permissible development control norms. Motels were a permissible activity in the rural use zone/green belt under MPD-2001 with FAR of 15. Delhi Development Authority (DDA) has reported that as per the provisions of MPD-2021, motels are not permitted in the green belt and also in the proposed urban extension due to constant pressure on rural land. However, MPD-2021 provides that existing approved motels may continue in the green belt. Hotel is a commercial activity permitted under MPD-2021, with separate development control norms, which include 40% ground coverage and FAR of 225.