



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	JITTENDER KAPOOR
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	President. Federation of Associations of Babbar Rd, Golf Links, Diplomatic Enclave & Jhar Bagh. & Former President, Golf Links Assn
वर्तमान स्थिति Present Position	See above & Resident.
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तिथि : Date :	15/5/2012

OFFICE OF THE DIR (Pig.)
M/R/C, D.D.A. N. DELHI-2
3169
16/5/12

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Zone-D

Suggestions from:

Jittender Kapoor, President, Federation of the Associations of Babar Road, Diplomatic Enclave, Golf Links & Jor Bagh.

Former President, Paper Merchants Association, Chawri Bazar -1975-1977.
(Saw through the Emerging Period)

Former President, Golf Links Association – 1995-1999.

Wish to state:

Master Plan must address Major Issues like

(1)Environment :- The Plan should envisage that one has to travel/commute minimum distances to his/her work place. For instance the Mandi Concept is now irrelevant. It expects people from all over to commute to the Mandis both for work and requirements. It creates unnecessary traffic both for incoming & outgoing goods. Mixed Wholesale Centers should be the norm in East/NorthWest & South Delhi.

Sadar – like Centers need to be developed in various Districts. They could be in shape of Malls – 3-4 stories high with Parking.

(2)**Special Attention** (timebound) should be made for Modern Development of the Areas like Sadar, Paharganj, Kamla Market & the Walled City. This area has scope to hold at least 100% more Residential Units – Need to go High Rise in Parts to have minimum displacement takes place, in a Time Bound Programme say 10 years.



(3) Industrial Areas

(a) Should have had Residential area nearby for Staff/Workers to reduce commuting .

We should consider (For Non-Smoking Factory Areas) an additional FAR for adding some Staff Accommodation in premises – strictly.

(b) Industrial Area must have Trade Centers nearby. To meet daily requirements of the Factories – stores, tools, stationery etc.

RESIDENTIAL:-

We need to Review the Policy of Uniform Height of Residential Units all over Delhi State.

The Residential plots given by the Government earlier in sizes 50 sq. yds., 25 sq.yds. etc. are having 4-5 stories. This has now created modern slums. Height should be considered on basis of available Infrastructure like width of Roads, open space, parking space etc.

Ground + 2 Stories should have been the Norm. 3rd Floor was permitted strictly to meet Family Requirements. It is Not the Case – in Practice. Commercial Gains is the Criteria - The Practice should Stop. We must first collect the statistics of the properties already built and how they are being utilized etc.

Four Stories should be allowed only where inner colony roads have 15 meters width.

Coming to New Delhi

We should allow Ground + 2 Stories as a Rule – even in sprawling Bungalows of Lutyens Bungalow Zone.



The Height should be less than TREE Heights i.e. 12 Meters.

BASEMENT in Residential Units, as a Rule should not be permitted. If permitted it should be strictly for the use of Owners/Residents of the property above & Not Sold as a Single Unit for Comercial Exploitation by Outsiders/Non-Residents – It Disturbs the Residential characters of ther Area and adds to a Law & Order problem.

Central Government

All Central Govt. Colonies Must Go High Rise. – 12 to 20 Stories with more open spaces & Green Areas. The Staff should stay near their work place to save on commuting time & Reduce Pressure on transporation /Roads will improve work output.

Areas like Lodi Estate which has same size Roads on both sides of the bungalows – need to be Redeveloped, two bungalows each having a height of G+2 floors, can be considered.

The Master Plan should help developing a City which consumes less of Petrol /Diesel, Less of Electricity, Water etc. per capita.

LAL Dora – Open ened Policy for them can be dangerous – we are in Earthquate Zone. There Lanes are narrow & buildings are increasing in height add a fast pace, mostly without proper foundations.

Shu / 15/5

- Not Come
- Received ~~11/11/21~~ from Sh. Jitender
Kapur

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To,
Director (Plg)MPR,
DDA,
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New Delhi-110002.

Sub: Revision in Master Plan-2021 Special Provision in residential buildings for professionals

The Master Plan Of Delhi 2021 has a provision which permits professional to run there establishments in Basements of residential buildings.

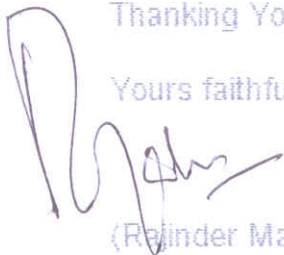
Most of such buildings have been rented out / sold to the professionals who are running their business in these buildings in residential areas. This is creating a traffic mess in the area due to parking vehicles of visitors/staff of these establishments.

These establishments require a lot of space for parking still they do not have to pay conversion charges as well parking charges.

We suggest that the revised Master Plan should put some restrictions & the existing such establishments should be charged at par with the other business out let's allowed on notified roads.

Thanking You,

Yours faithfully,



(Rajinder Malik)
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Defence Colony,
New Delhi-110024