



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

Zone B

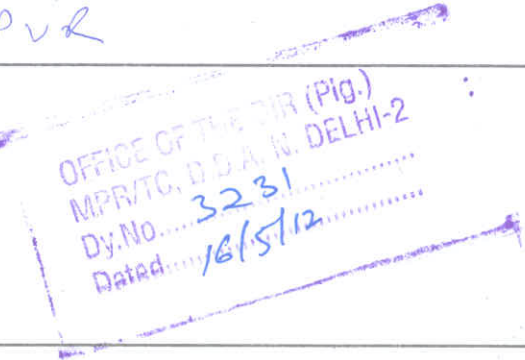
84

पंजीकरण फार्म
REGISTRATION FORM

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

Issue related to Zone B

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	DR LALIT KAPUR
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Individual + 
वर्तमान स्थिति Present Position	Prd. in D4
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	— — 9811211222
फैक्स : Fax :	— NA —
ई-मेल E-mail	mit_bce@yahoo.com
पता : Address :	13/5, Pk Bgr, Gate N-D-26
हस्ताक्षर : Signature :	Lalit Kapur
तिथि : Date :	15/5/2012

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं
“Submit your registration form at the venue of Open House meets.”

102

SUGGESTIONS FOR MPD2021 FOR CENTRAL ZONE (PUBLIC MEETING ON 15-05-12)

According to Census data for 2001-2010 released on May 8, 2012 by Varsha Joshi, Director Census Operations, NCT Delhi.

1. Central Delhi comprising of Daryaganj, Paharganj and Karol Bagh has 5.8 lakh people.
2. Central Delhi only 71% has access to tap water.
3. In central Delhi about 91.7% hose holds have Drinking water facility, 89.7% have flush toilets.
4. The population of Delhi has increase form 1.38 cr to 1.67 Cr.
5. In Central Delhi about 52.9% people have their own mode of transport but have no place for parking hence parking space is required.
6. Since population of Delhi has increased hence a need for more dwelling units hence vertical growth in the only solution since land is limited.
7. Central Delhi, serves as the business District has more then 40,000 shops and offices. There are also a large numbers of hotels also. Commercialization is wide-spread.
8. According to the Census report of India on houses and house hold amenities the highly commercialized capital has 77% of residential space and 3.4% of household are used for residential and other purpose over 9% of total census houses are shops and offices.

In the light of above facts it is suggested that.

1. Karol Bagh area may be declared 100% commercial (fully commercial) i.e. Metropolitan hub and well defined earmarked boundary.
2. FAR may be increased i.e. vertical growth be allowed.
3. More parking space may be arranged in the form of Multi level parking.

Refer to Para 5.3 Metropolitan City Centres :

1. The para refers to Karol Bagh as the existing central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not defined so it should have the Area bounded by Faiz Road in the East to the Drain (Guru Nanak Market Road- From Pusa Road to DB Gupta Road in the West) and DB Gupta Road in the North to the Pusa Road in the South and all the plots in this following inside the boundary should be given Commercial status.

Important :

- a. In the above Area more that 90% of the buildings are being used as Commercial
 - b. As per para 5.3 Karol Bagh has been declared Metropolitan City Centre, the FAR should be 500% for existing Building as in other Metropolitan City Centres and height of the building should be increased to 18 meters.
2. Refer to para 3.3.2 Guidelines for Redevelopment Schemes:
Sub Para-4: The para says Amalgamation and reconstitution of plots : In the contiguous Area Karol Bagh (Special Area) these Amalgamated plots should have higher FAR then that allowed on the individual plots(the amalgamation should preferably start from the main road plots) also all the plots on the Main Road of Special Area (Notified Road) and these amalgamated plots should be allowed higher FAR and 18 Meters Height.
 3. Kindly refer to para 4.4.3 sub para xvii A and sub para 4:
 - a. Projections should be allowed/given to all plots size, irrespective of the plot size and not only to plots of 175 meters in the Special Area/Karol Bagh who are existed prior to MPD 2021.
 - b. Refer to 4.4.3 Sub para 4: 100% percent Ground Coverage and 450 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges on all the plots in the Special Area/ Karol Bagh.
 4. Refer to para 15.12.3 sub para IV:
The Special Area after being notified as Commercial area under Metropolitan City Centre/ Central Business District should be exempted from conversion charges which existed before the notification of MPD 2021.

* the mail id provided in the Advt. do not exist.
Jaljit Kumar

1. Refer to 16.2 sub para 3 :

All the buildings in Special Area shall be exempted from punitive action till the Re-Development Plan is made and notified instead of 3 years from the date of notification of MPD 2021 and status Quo should be maintained till the Redevelopment Plan for the Special Area is prepared and notified.

Sub: on the issue of levying misuse charges by DDA

According to MPD-2021 the mixed land use / commercial use in permissible on the identified streets by depositing conversion charges and parking fee to MCD. But it is observed and noted that DDA does not take note of this fact when the property owner applies for conversion of this property from lease hold to free hold. The property owner is harassed and huge amount of misuse charges are levied.

In light of this observation a clear policy should be framed in review of MPD – 2021. There should be clarity on this issue. My suggestion is that if the property owner is using the premises for Non-residential purpose and had deposited the conversion charges and parking fee than no misuse charges be levied and property may be converted to free hold by DDA if other formalities are completed.

REGARDS,


DR. LALIT KAPUR

13/5 PUNJABI BAGH EXTENSION,
N. DELHI-

'M' Copy

84

SUGGESTIONS FOR MPD2021 FOR CENTRAL ZONE (PUBLIC MEETING ON 15-05-12)

According to Census data for 2001-2010 released on May 8, 2012 by Varsha Joshi, Director Census Operations, NCT Delhi.

1. Central Delhi comprising of Daryaganj, Paharganj and Karol Bagh has 5.8 lakh people.
2. Central Delhi only 71% has access to tap water.
3. In central Delhi about 91.7% hose holds have Drinking water facility, 89.7% have flush toilets.
4. The population of Delhi has increase form 1.38 cr to 1.67 Cr.
5. In Central Delhi about 52.9% people have their own mode of transport but have no place for parking hence parking space is required.
6. Since population of Delhi has increased hence a need for more dwelling units hence vertical growth in the only solution since land is limited.
7. Central Delhi, serves as the business District has more then 40,000 shops and offices. There are also a large numbers of hotels also. Commercialization is wide-spread.
8. According to the Census report of India on houses and house hold amenities the highly commercialized capital has 77% of residential space and 3.4% of household are used for residential and other purpose over 9% of total census houses are shops and offices.

In the light of above facts it is suggested that.

1. Karol Bagh area may be declared 100% commercial (fully commercial) i.e. Metropolitan hub and well defined earmarked boundary.
2. FAR may be increased i.e. vertical growth be allowed.
3. More parking space may be arranged in the form of Multi level parking.

Refer to Para 5.3 Metropolitan City Centres :

1. The para refers to Karol Bagh as the existing central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not defined so it should have the Area bounded by Faiz Road in the East to the Drain (Guru Nanak Market Road- From Pusa Road to DB Gupta Road in the West) and DB Gupta Road in the North to the Pusa Road in the South and all the plots in this following inside the boundary should be given Commercial status.

Important :

- a. In the above Area more that 90% of the buildings are being used as Commercial
- b. As per para 5.3 Karol Bagh has been declared Metropolitan City Centre, the FAR should be 500% for existing Building as in other Metropolitan City Centres and height of the building should be increased to 18 meters.

2. Refer to para 3.3.2 Guidelines for Redevelopment Schemes:

Sub Para-4: The para says Amalgamation and reconstitution of plots : In the contiguous Area Karol Bagh (Special Area) these Amalgamated plots should have higher FAR then that allowed on the individual plots(the amalgamation should preferably start from the main road plots) also all the plots on the Main Road of Special Area (Notified Road) and these amalgamated plots should be allowed higher FAR and 18 Meters Height.

3. Kindly refer to para 4.4.3 sub para xvii A and sub para 4:

- a. Projections should be allowed/given to all plots size, irrespective of the plot size and not only to plots of 175 meters in the Special Area/Karol Bagh who are existed prior to MPD 2021.
- b. Refer to 4.4.3 Sub para 4: 100% percent Ground Coverage and 450 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges on all the plots in the Special Area/ Karol Bagh.

4. Refer to para 15.12.3 sub para IV:

The Special Area after being notified as Commercial area under Metropolitan City Centre/ Central Business District should be exempted from conversion charges which existed before the notification of MPD 2021.

1. Refer to 16.2 sub para 3 :

All the buildings in Special Area shall be exempted from punitive action till the Re-Development Plan is made and notified instead of 3 years from the date of notification of MPD 2021 and status Quo should be maintained till the Redevelopment Plan for the Special Area is prepared and notified.

Sub: on the issue of levying misuse charges by DDA

According to MPD-2021 the mixed land use / commercial use in permissible on the identified streets by depositing conversion charges and parking fee to MCD. But it is observed and noted that DDA does not take note of this fact when the property owner applies for conversion of this property from lease hold to free hold. The property owner is harassed and huge amount of misuse charges are levied.

In light of this observation a clear policy should be framed in review of MPD – 2021. There should be clarity on this issue. My suggestion is that if the property owner is using the premises for Non-residential purpose and had deposited the conversion charges and parking fee than no misuse charges be levied and property may be converted to free hold by DDA if other formalities are completed. *for some Amnshy scheme may be brought about-*

REGARDS,

Lalit Kapur
DR. LALIT KAPUR
13/5 PUNJABI BAGH EXTENSION,
N. DELHI-

- ① The e-mail id mentioned in the Public Notice do not exist-
- ② How serious DDA/UDM is in matter of MPD-2021, how long will they take to review the MPD-2021 as it is already late.
- ③ which activities do not amount to misuse by DDA, MPD 2021 should mention those.
- ④ Encumbered Parking Places should mention single-line and a width of about 3 metres so that multiple parking is avoided on roads
Jalut