

Commr (Plg.)-I's Office  
 Diary No A-57  
 Date 2/1/13

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**DELHI BUILDERS & PROMOTERS ASSOCIATION (Regd.)**

(An Association of approved Commercial Builders & Promoters)  
 E-1,2,3, Netaji Subhash Place, Distt. Centre Wazirpur, Delhi-110034.

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 दिनांक 3/1/13 28.12.2012

REF.: DBA/VP/DDA/TOI/2K12/692

**PRESIDENT**  
 Mohan Garg  
 (M). 9891088125

TO  
**SH. D. SARKAR**  
**COMMISSIONER CUM SECRETARY,**  
 DELHI DEVELOPMENT AUTHORITY,  
 VIKAS SADAN, I.N.A.,  
 NEW DELHI

Director (Plg.) MPR/TC,  
 D.D.A. Vikas Minar N. DELHI-2  
 Dy.No. L-341  
 Dated 9/1/2013

**VICE PRESIDENT**  
 H. V. Bansal  
 (M). 9810132797

**SUB.: REVIEW OF MASTER PLAN OF DELHI - 2021**

Most Respectfully Sir,

We have come to now that the Master Plan of Delhi 2021 is getting reviewed by the competent authority, and take this opportunity to put in certain suggestion that needs to be amended in the MPD-2021.

1. **FAR IN GROUP HOUSING** -- Presently 200 FAR is permissible in the Group Housing, whereas keeping in view the ongoing increase in the population in Delhi it is the 200 FAR will not be sufficient to accommodate the future need of the housing in Delhi. It is therefore suggested to increase the FAR to 300 in the Urban area and 400 FAR in the New Urban area.

It is also submitted that all the plots in Residential shall also be allowed accordingly.

2. **ATRIUM IN HOTEL & COMMERCIAL PLOTS** - It is submitted that at present only 10% of the plot area is permissible to be used as atrium in Hotel as well as Commercial Plots. The same is very low as it does not solve the purpose of providing air conditioning circulation area to public.

Hence it is submitted that it should be increased to 20% and should be free from FAR as it is only for public facility.

CCS/17MP  
T-1-13

**GENERAL SECRETARY**  
 Ashok Jain  
 (M). 9810017427

**SECRETARY**  
 Rajesh Goel  
 (RG Group)  
 9810056969

**SECRETARY**  
 Surinder Gupta  
 9811101262

**TREASURER**  
 Suresh Anand  
 (M). 9810055188

*Commr (Plg.)*  
2/1/13

*Ju*  
1/1/13

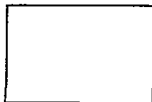
ACC (VP SP)  
3/1/13

*Dr. J. Singh*  
4/1/2013

*J. Kant*  
7/1/13

*AD (Plg.) III*  
 pl. update and keep it in the record.  
28/1/13

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- 3. **COMMUNITY HALL IN THE GROUP HOUSING** – Present 400 Sq. Mtrs. Hall is allowed in the Group Housing, which is being increased to 1200 in near future but the clause is silent on size of the plot. It is suggested that the 1200 Sq. Mtr. Hall should be allowed for a plot size of 3000 meters and the size of the hall should be increased on prorata basis as per the size of the bigger plots.
- 4. **BALCONY IN THE GROUP HOUSING** – It is submitted that 1200 MM balcony is permitted in the housing, which includes wall etc. and the same is practically of no use. It is suggested that the same should be increased to 1800 MM. The 1800 MM balcony is already permitted in NOIDA & Gurgaon.
- 5. **BALCONY IN COMMERCIAL BUILDING** It is submitted that presently no balcony is permitted in the Commercial building, it is suggested to allow a balcony of 1200 MM wide.

We would really grateful if you could consider the above suggestion and must review the same on merits, for the benefit of the builders as well as for the actual users.

Thanking You

Yours truly,  
For **DELHI BUILDERS & PROMOTERS ASSOCIATION**



**SUNIL K. JAIN**  
**AUTHORISD SIGNATORY**