



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	SURESH GOEL <i>Seniorly Sr. Sr.</i>
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	INDIVIDUAL <i>OFFICE OF THE DIR (Plg.) M/PR/TC, D.D.A. II DELHI-2 Dy.No. 3164 Dated 16/5/12</i>
वर्तमान स्थिति Present Position	<i>SUGGESTION for Review of clause 3.3.2 MPD</i>
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	26011457 98100-11356
फैक्स : Fax :	2601441
ई-मेल E-mail	<i>general @ sgadesignlab . com</i>
पता : Address :	<i>5-83 PANCH SHILA PARK NEAR DELHI-17</i>
हस्ताक्षर : Signature :	<i>Rad</i>
तिथि : Date :	<i>15/5/12</i>

Zone - D1

"अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं"

"Submit your registration form at the venue of Open House meets."

**SURESH GOEL & ASSOCIATES**

ARCHITECTS • ENGINEERS • PLANNERS

S-83, PANCHSHILA PARK, NEW DELHI - 17

TEL : (O) 26014466, 26016341 FAX : (011) 26011441

E-MAIL : general@sgadesignlab.com

(17)

Ref: SGA/RS-NZM/2011-12/10/107605

Dated: 16.3.2012

Sh. Sabysachi Das

Director (plg) DDA

Zone (D), 2nd Floor

Vikas Minar, I.P Estate

New Delhi - 110002

Sub: **Future of Delhi - 2021 - Regarding New suggestions for Review of Master Plan Delhi - 2021**

Ref: Ministry of Urban Development, Govt. of India advertisement in Hindustan Times, New Delhi dated , February 18,2012

Sir,

The MOUD, Govt. of India vide above said advertisement has desired public participation / suggestions to provide realistic midterm corrections and modifications in the Master Plan policies, norms / standards and the implementation procedures to suit the changing needs of the society.

2. The Master Plan for Delhi - 2021 was notified on 7th Feb, 2007 incorporating several innovations for the development of the National Capital with emphasis on reforms in the prevailing Land Policy and facilitating public private partnership. The critical areas identified in the plan include incentivized Redevelopment with additional FAR as a major element of city development covering all the areas. Further, a shift from plotted housing to group housing for optimal utilization of land and private sector participation for development / redevelopment of housing has been stipulated in MPD-2021.
3. Clause 3.3.2 Guidelines for Redevelopment stipulates that "the norms of group housing with respect to ground coverage, basement parking, setbacks etc. **(except FAR)** shall be applicable, and to incentivize the redevelopment, a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalow Area and Monument Regulated Zone".
4. Since notification of MPD-2021 in 2007, no redevelopment scheme has been sanctioned / executed. As such Redevelopment Guidelines need to be refined as under so as to encourage the optimal utilization of existing residential areas and a shift from plotted housing to group housing:

Provisions in MPD-2021	Suggested Modified para
(ii) The residents / cooperative	(ii) The residents / cooperative

121

<p>societies/ private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.</p>	<p>societies/ private developers should get the layout and services plan prepared in consultation with the concerned authority for approval. However, in unplanned built up areas, such as urban villages, Special Area and regularised unauthorized colonies, where an approved Redevelopment Plan/Layout Plan does not exist, the norms of Cluster Court Housing (Para 4.4.3 c. p. 28) shall be applicable.</p>
<p>(iii) Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages: (a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists. (b) 1. Cluster Block for a minimum area of 3000 sq.m. The owners should pool together and re-organise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities. 2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.</p>	<p>(iii) Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages: (a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists, and the local authority may grant the sanction of Block and building plan. (b) 1. Cluster Block for a minimum area of 3000 sq.m. which could be either a single plot or the owners pool together and re-organizing their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation area and common facilities. 2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.</p>
<p>(iii) (c) The norms of group housing with respect to ground coverage, basement parking, setbacks, etc. (except FAR) shall be applicable.</p>	<p>(iii) (C) The norms of group housing with respect to ground coverage, FAR (maximum of 400), basement parking, setbacks etc. shall be applicable.</p>
<p>(v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the <u>existing</u> permissible</p>	<p>(V) To incentivise the redevelopment a maximum overall FAR of 50% over and above the permissible FAR of</p>

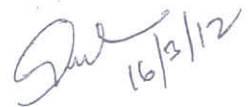
FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens' Bungalow Zone, Civil Lines Bungalows Area and Monument Regulated Zone.

Group Housing in case of single plot having an area of 3000 sq.m and above and in case several individual plot are assembled for a composite development, permissible FAR on individual plot shall be granted with 50% extra FAR subject to a maximum of 400. Higher FAR shall, however, not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalow Area and Monument Regulated Zone.

It is requested that above suggestions may please be considered for modifications in MPD-2021.

Thanking you,

Yours faithfully,
For Suresh Goel & Associates



(Suresh Goel)

3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES

The basic objective of redevelopment is to upgrade the area by implementing specific schemes on the basis of existing physical and socio-economic conditions in the following way:

- (i) Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments / Heritage areas, etc.
- (ii) The residents / cooperative societies/ private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.
- (iii) Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:
 - (a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists.
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2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.
- (c) The norms of Group Housing with respect to ground coverage, basement, parking, set backs etc. (except FAR) shall be applicable. *300*
- (iv) Amalgamation and reconstitution of the plots for planning purpose will be permitted. *group imp 200*
- (v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone. *120*
- (vi) In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area. *180*
- (vii) The standards of housing density, minimum width of roads and community facilities can be relaxed, wherever justified, by planning considerations (e.g., pedestrianization of the area).
- (viii) The Public and Semi-public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, parking etc. shall be retained in their present locations as far as possible and if not, relocated as part of the redevelopment scheme. Alternative sites shall be indicated in the Redevelopment Schemes / Zonal Development Plans. Any change or addition thereof shall be in accordance with the overall policy frame prescribed in the plan.
- (ix) Reduced space standards may be adopted for community facilities / social infrastructure for the areas mentioned in 4.2.2.2 B sub para (ii) 'social'. The land required for any public purpose may be acquired with the consent of the owner through issue of Development Rights Certificate in lieu of payment towards cost of land as per the prescribed regulations. The concept of Accommodation Reservation i.e. allowing construction of community facilities without counting in FAR may also be utilized.
- (x) Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, up to 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment.
- (xi) The circulation pattern should include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc.
- (xii) Appropriate levies for increased FAR, and land use conversion shall be charged from the beneficiaries by the competent authority as per prevailing rules / orders.
- (xiii) Urban Design and Heritage to be ensured as per the guidelines.
- (xiv) The land use shall be governed as per the Master Plan / Zonal Development Plan. The non-residential use will be permitted as per the provisions of the Mixed Use Regulations and Special Area Regulations.
- (xv) The planning of Physical Infrastructure shall be as per note (iv) of Table 4.2 of Chapter 4.0 Shelter.

**SURESH GOEL & ASSOCIATES**

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omit

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with FAR 400

Requested

Group Housing

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Suresh Goel
16/3/12

suggestions

- ① single plot having (a) area more than 3000 sq.m (b) situated on 18 meter road as stipulated in MPD 2021 - BE allowed Norms of group Housing with 400 FAR
- ② such build'g/plot should be given sanction from concerned local authority as stipulated for group Housing Norms with 400 FAR
- ③ omit "existing" from (V) in 3.3.2 guidelines for Redevelopment scheme in Part 17 of MPD-2021 to incentivize redevelopment policies.

Suresh Goel

15/5/12

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