



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा  
Master Plan Review-2021

25

पंजीकरण फार्म  
REGISTRATION FORM

“ओपन हाउस मीट्स”  
“OPEN HOUSE MEETS”

Zone 13

फार्म प्रतिभागी द्वारा भरा जाए Form to be filled by Participant	
नाम Name	NEERAJ GUPTA
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	H-BLOCK RESIDENTS WEEHAR (REGD) OFFICE OF THE DIR (P&F) MPR/TC, D.D.A. N. DELHI-2 Dy.No. 3123 Dated 16/5/12
वर्तमान स्थिति Present Position	
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	H-463 NEW RAJINDER NAGAR NEW DELHI - 110060 9810044342 28729251
फैक्स : Fax :	
ई-मेल E-mail	
पता : Address :	H-463 NEW RAJINDER NAGAR N.D
हस्ताक्षर : Signature :	N
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.”

**KAROL BAGH TRADERS WELFARE ASSOCIATION (REGD.)**

(Regd. Under the societies Registration act XXI of 1860, via No. S/142/2011)

4/53, Saraswati Marg, W.E.A., Karol Bagh, New Delhi - 110005

**NEERAJ GUPTA**

98100-44342

President

**ASHOK KUMAR GOEL**

98111-63350

General Secretary

**HARDEEP SINGH BAKSHI**

98101-66919

Treasurer

~~Sh. Ramakant Goswami Ji,  
Hon'ble Minister of Delhi,~~

Respected Sir,

Subject: Since the MPD 2021 is under review, Kindly get these points incorporated in the redevelopment plan of special area karol bagh.

**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 (Road no 4 in the West) and DB Gupta Road in the North to the Pusa Road in the South, as defined boundary of special area in MPD 2001 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.



**SCHOOL BUILDING**



**UNDER GROUND PARKING  
IN THE BASEMENT**



Source: P&L MCD



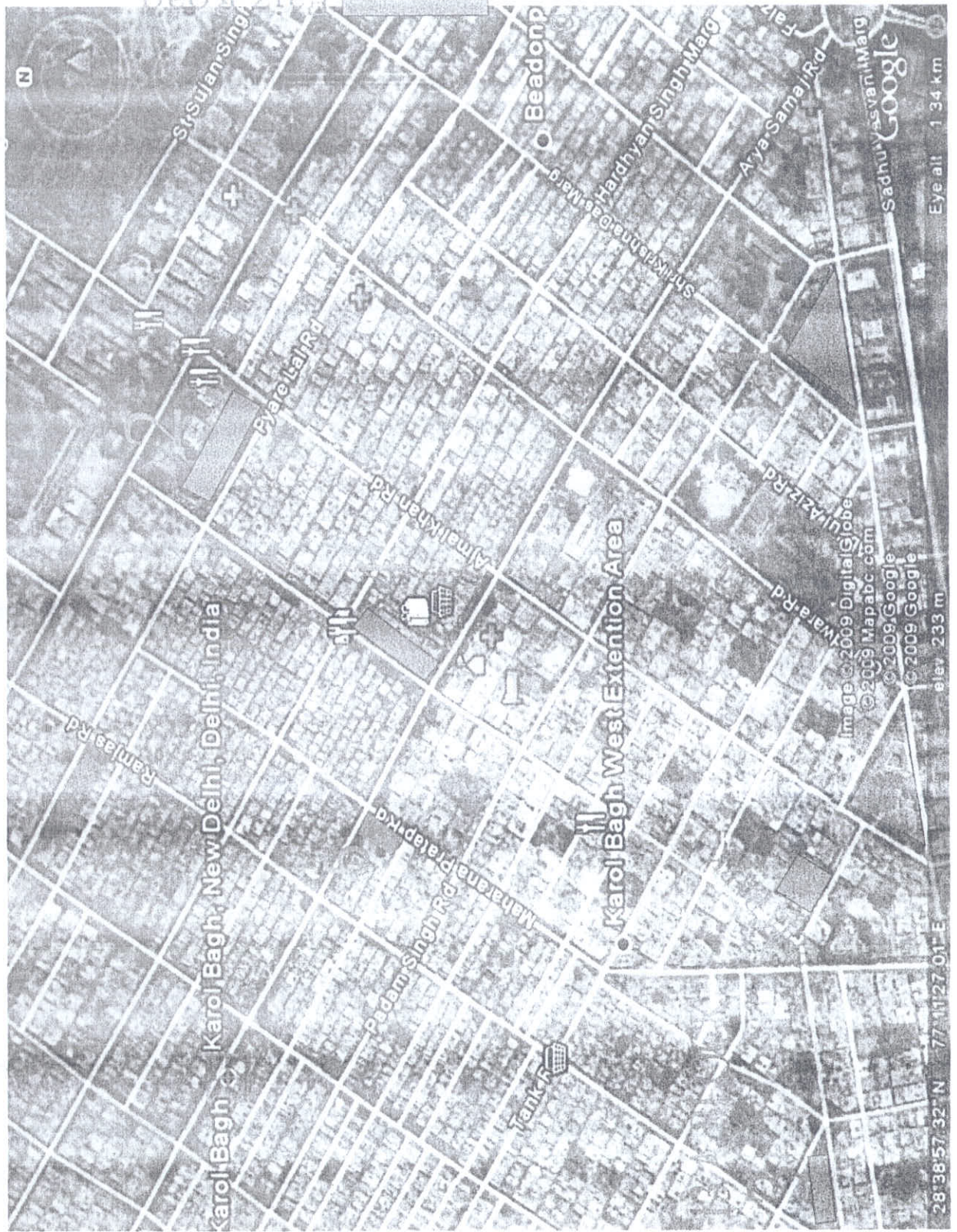
**5. Parking :**

The following places indicated in the plans are potential places where market specific parking can be provided. Some of these are MCD schools which can be rebuilt with double level parking spaces underneath in the basement. This kind of parking project is already being built by the MCD in some areas. This will completely solve the problem of parking in the special area of Karol Bagh. The plan is attached as annexure.

Thanx & Regards,

Neeraj Gupta

# PROPOSED PARKING PLAN FOR SPECIAL AREA OF KAROL BAGH



1. Under Ground  
Basement Parking  
in M.C.D. Primary  
School
2. M.C.D. Primary  
School in Bank Street  
Ajmal Khan Road
3. M.C.D. Primary  
School in 13A Block  
on Sarwan Marg
4. M.C.D. Land  
Arya Samaj Road
5. M.C.D. Primary  
School in Beadonp  
pura Arya Samaj  
Road
6. Faiz Road, Arya Samaj  
Road D.D.A Land for  
Parking.



1

(25)

## R-BLOCK WELFARE ASSOCIATION (Regd.)

Registration No. 4513 of 1970 (Registered under Societies Registration Act of 1860)

R- 599, NEW RAJINDER NAGAR, NEW DELHI-110060

Tele No. 28741849/ 9811736019

Dated: 14-05-2012

To,  
Sh. Kamal Nath  
Hon'ble Union Urban Development Minister  
Govt. of India  
Nirman Bhavan  
New Delhi

Dear Sir,

Re : R-Block, New Rajinder Nagar New Delhi-110060  
Sub: Suggestion for the Delhi Master Plan 2021

With reference to your letter no. D/1460/Chstdy/etc./2011 dated 20/12/2011, regarding our association to give some suggestion for making the Master Plan more useful for public interest.

Our suggestion are as follows:

1. Declaring the roads under commercial use or mixed land use without caring for the infrastructure or parking facilities of the area.

We suggest before declaring such action proper infrastructure like parking facilities must be taken care.

- (a) Shanker Road was declared commercial road but parking facilities are not available.

- (b) ANDHVIDIYALIA Marg of New Rajinder Nagar 1 Km stretch was declared mixed land use. Every ground floor of residential area has become a shopping centre. It is even difficult to walk though the street. No parking facilities are available inspite of the fact that even the conversion charges were paid.

There is a huge DDA commercial complex lying vacant but people prefer in mixed land use area.

When there are well developed commercial spaces (CSC & LSC) in a colony and hundreds of shops in them are lying vacant then why we declare a road (Andh Vidya) mixed land use though it does not fulfil the criteria of commercialisation also.

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## R-BLOCK WELFARE ASSOCIATION (Regd.)

Registration No. 4513 of 1970 (Registered under Societies Registration Act of 1860)

R- 599, NEW RAJINDER NAGAR, NEW DELHI-110060

Tele No. 28741849/ 9811736019

- 2: As per the present system the building plans are sanctioned on stilt with maximum height upto 15 meters. It is suggested that due consideration should be paid to the road level and the plinth level of stilts so that the stilt area is not flooded by road water.
3. The Govt. has banned demolition and sealing for the coming 3 years which indicates the intention of not demolishing the areas where there are minor deviation from the sanctioned plan. The Urban Development Minister and all concern have also recommended to increase the accommodation by increasing FAR and going upward. It is suggested that the provision of regularization of all structure built upto 31/12/2011 may be provided in the proposed master plan unless some major violation are observed by concerned agencies.

#### 4. Club/Recreation Centre/Play Ground

There is hardly any club/recreation Centre for the residents nor any play ground for Children. It is appreciated that some DDA vacant land is lying unused except dumping of garbage since year 2000 when number jhuggies were removed, may be utilized for such activities.

For plots upto 250 meter even the Ground area could be increased some what to create more space horizontally & vertically like decreasing the setbacks in the front & back.

We hope you will consider our suggestions favorably.

Yours faithfully

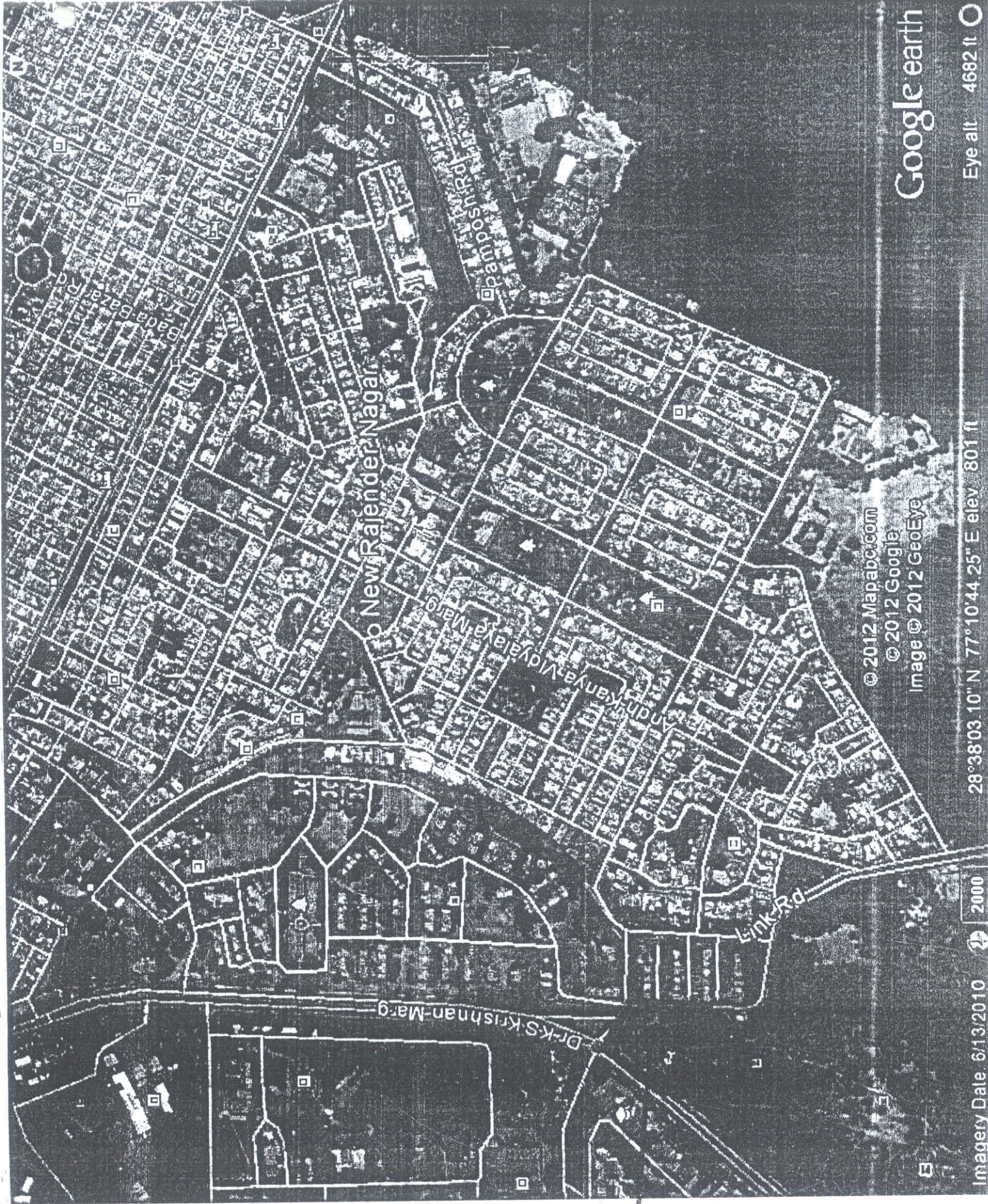
For R Block Welfare Association

(D.M.Narang)  
General Secretary

Cc: Director Planning MPR. Vikas Mian  
Cc: Vice Chairman DDA. Vikas Sadan I.N.A.  
Cc: Sh. Ramakant Goswami. Hon'ble Minister of Industry,  
MLA  
Cc: Lt. Governor of Delhi

Receipt & Dispatch Cell  
Delhi Development Authority  
Vikas Mian  
15/11/12





Google earth

Eye alt 4682 ft

© 2012 Mapabc.com  
© 2012 Google  
Image © 2012 GeoEye

28°38'03.10"N 77°10'44.25"E elev 801 ft

Imagery Date: 6/13/2010 2000

SITE  
FOR  
SPORTS  
CENTRE





## RAJINDER NAGAR, WELFARE ASSOCIATION (REGD.)

Regn. No. S-29475

REGD. OFF : 28/7, RAJINDER NAGAR, NEW DELHI - 110060 TEL. : 9313884533

President:  
R.L. DUA  
9212051444

Sr. V. President:  
A.K. GERA  
9213732800

Vice President:  
K.L. ARORA  
9811382126

K.L. MENGHANI  
9899814499

Gen. Secretary:  
S.P. GUPTA  
9313884533

Jt. Gen. Secretary:  
ANIL DIWAN  
9911468798

S.K. AGARWAL  
9818332434

Secretary:  
AMARDEEP SINGH  
9868202662

AVINASH KAPUR  
9717056483

D.S. VIRMANI  
9811749048

MUKESH VERMA  
98102 98609

NAVEEN  
MENDIRATTA  
9311211787

Y.L. CHUG  
9868805917

TREASURE  
F.C. SHARMA  
9818050446

Ref.no.RNWA/ 2972

Date:- 13-05-2012

DIRECTOR (PLANNING)  
MASTER PLAN REVIEW  
VIKAS MINAR

Sub :- URGENT NEED OF PARKING FACILITIES IN OLD RAJINDER NAGAR.

Respected Madam ji,

We wish to submit that the colony of Old Rajinder Nagar was built in the year 1948-49 to rehabilitate the displaced families (refuses) from Pakistan.

In order to provide immediate relief to the refuses about 2200 hutments made of roofs with asbestos sheets and walls plastered with mud were allotted to the displaced persons on temporary basis. Plot size of the hutments are of very small size measuring 46 & 73 sqr .meters.

With the continuous increase of family members and their prosperity, the residents had to convert their hutments into multistoried buildings.  
At present there are about 8000 flats with a population of approximately 40000.

If an average if at least one car for each flat is taken into consideration, there is requirement of parking space to accommodate minimum 8000 cars besides personal two wheelers and other public transport in the colony.

Since the size of the plots are very small, it is not at all possible to park the personal vehicles within the plot area. Hence, there is no alternative with the residents but to park their vehicles on the road sides leaving no space for the pedestrians but to walk in the middle of the road, which is very risky particularly for ladies, children's and senior citizens.

The situation now has reached the saturation point for accommodating any more vehicles in the colony.

We can't help mentioning that there is always quarrels and altercations amongst the residents for parking their vehicles and as a result the brother-hoodness among the neighbors is declining day by day.

In order to solve this problem we suggest here under the possibly available sites in Old Rajinder Nagar for parking lots:-

- 1.Deserted Primary school near Viveka Nand Park. (MCD)
- 2.Open ground known as Mahavir Park on Shanker Road. (MCD)
- 3.Open ground in Diet (district institute of education and training) Building. ( Delhi State)
- 4.Open ground developed as greenery recently between in and out gates of Ganga Ram Hospital. (MCD)

Your kind gesture for providing multi storied parking lots at two different sites will be a boon to the residents of Old Rajinder Nagar. This kind action of yours majesty will leave the mark of respect of memory in the minds and hearts of the general public of this area.

Yours faithfully

S.P.Gupta ( Gen. secretary)

( Copy of colony plan duly marked enclosed)







25

# PUSA ROAD RESIDENTS WELFARE ASSOCIATION (REGD.)

25-B, PUSA ROAD, NEW DELHI - 110 005 TEL : 5781219

**PATRON IN CHIEF**  
Mr. K. L. Bagga

**CHAIRPERSON**  
Mrs. Raj Salwan

**PRESIDENT**  
Mr. H.S. Sethi

**VICE PRESIDENT**  
Mr. Raj Khullar

**SECRETARY**  
Mr. K. Mohan

**Jt. SECY.**  
Dr. J. S. Rana

## MEMBERS

Aggarwal, C.P. (5784459)

Aggarwal, Kuldeep (5721476)

Anand, Kulwant Bir Singh (5725818)

Bagga, Prem (5769267)

Bajaj, Devendra (332086)

Kalra, G.S. (5715909)

Malhotra, Sheel (5780543)

Malhotra, D.K. (5726807)

Marwaha, S.S (5725970)

Ravi, Raj (5760151)

Sharma, S.M. (5721465)

Singh, Baljit (5853093)

Sahni, Prithi Pal (5782566)

Suri, Harjinder Singh (5818839)

Sachdeva, Ram Prakash (5744372)

Sethi, Gursharan Singh (5745699)

Sawhney, Manmohan Singh (5754044)

Satara, Swinder Singh (5754470)

Satara, Harcharan Singh (5721172)

DIRECTOR (PLANNING)  
MASTER PLAN REVIEW  
VIKAS MINAR

Recd. at Planning Cell  
Delhi Development Authority  
Vikas Minar  
New Delhi

You have shown such deep understanding of the problems confronted by your constituents and also a keen desire to seek a solution to them. You had briefly mentioned that some of the issues related to the master plan 2020-21 should be sent to you by post. I am detailing a few of them:

1. We are experiencing acute problem and difficulty firstly in seeking mutation for our premises and secondly in converting our premises into freehold. The Ministry of Urban Development has raised the bar for the conversion from leasehold to freehold. We are supposed to forward a number of documents which you will agree may not always be available when the properties are 65 years old. The documents relating to registration, copy of sanctioned plan, electricity and water bills over this period do get misplaced or lost.

We will request you to kindly prevail upon the Ministry of Urban Development to go softly on these demands. I am currently facing problems on this issue and would request you personally to speak to Shri Kamal Nath, Hon'ble Minister of Urban Development to look into this issue.

2. A number of residents feel that the F.A.R. for your constituency needs to be revised drastically. The Pusa Road zone has hitherto been opened for only four floors, there is a strong case that in view of the metro line running parallel to the Pusa Road, F.A.R. should be increased and two more floors should be allowed. Pusa Road at one time was envisioned the most prestigious commercial zone of Delhi comparable to New York & London, - Manhattan & Oxford Street. In view of the expanding traffic imbroglio, it may be prudent to allow one extra underground parking as the six floor of commercial space will generate voluminous number of vehicles.

You are kindly requested to have sanction of two more floors and additional F.A.R. being reconsidered at the earliest.




3. Parking remains the most immediate issue demanding attention in your constituency in the area located between Pusa Road and Shankar Road. It is well nigh impossible to drive through the old Rajinder Nagar area at any time of the day. God forbid if fire brigade has to maneuver itself through this segment, it would be difficult for fire brigade to reach the point of conflagration without encountering numerous obstacles. I would only suggest that you should constitute a committee of planning experts from the IIT, the RITES or Indian Institute of Architecture to seek a solution to this problem. We were amongst the first occupants of Pusa Road in your constituency in 1951. When my late father built our house at 25B, Pusa Road, the entire Rajinder Nagar could be seen from our rooftop. We could even see Shankar Road from our terrace. The situation now is beyond redemption and cries for immediate solution.

I once again thank you for a very encouraging talk delivered by you and a concern displayed by you for the welfare of your constituents. We do seek early redressal.

With best regards,

Yours sincerely



(K. MOHAN)

Hon'ble Shri Ramakant Goswami,  
Hon'ble Minister for Industry,  
Govt. of NCT, Delhi.  
East Patel Nagar,  
New Delhi.



# KAROL BAGH TRADERS WELFARE ASSOCIATION (REGD.)

(Regd. Under the societies Registration act XXI of 1860, via No. S/142/2011)

4/53, Saraswati Marg, W.E.A., Karol Bagh, New Delhi - 110005

NEERAJ GUPTA  
98100-44342  
President

ASHOK KUMAR GOEL  
98111-63350  
General Secretary

HARDEEP SINGH BAKSHI  
98101-66919  
Treasurer

Director (Plg)MPR,  
6<sup>th</sup> Floor, Vikas Minar,  
New Delhi,

Dear Sir,  
Subject: Since the MPD 2021 is under review. Kindly get these points incorporated in the redevelopment plan of special area karol bagh.

## 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 ( Road no 4 in the West) and DB Gupta Road in the North to the Pusa Road in the South, as defined boundary of special area in MPD 2001 and all the plots in this following inside the boundary should be given Commercial status.

### Important :

- In the above Area more that 90% of the buildings are being used as Commercial
- 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.

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**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:

- 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.
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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.



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The following places indicated in the plans are potential places where market specific parking can be provided. Some of these are MCD schools which can be rebuilt with double level parking spaces underneath in the basement. This kind of parking project is already being built by the MCD in some areas. This will completely solve the problem of parking in the special area of Karol Bagh. The plan is attached as annexure.

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98101-66919

Treasurer

~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~

DELHI DEVELOPEMENT AUTHORITY  
OPEN HOUSE MEET (CENTRAL DISTT.)

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