



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	BALAJI MAW
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	KAROL BAGH Hotel Association V.P. Karol Bagh RWA President
वर्तमान स्थिति Present Position	N. President K/BH - President RWA.
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	10211, Padam Singh Lane Ajmal Khan Rd, Karol Bagh N. Delhi. 16A/5 W.E.A. KAROL BAGH - N. Delhi - 110005
फैक्स : Fax :	011-26198250/30
ई-मेल E-mail	South Indian Hotel @ Yahoo . Com
पता : Address :	
हस्ताक्षर : Signature :	Balaji Maw
तिथि : Date :	15/5/12

OFFICE OF THE
MPR/TC, DELHI (PH-1)
By No. 3194
Dated 16/5/12

Zone 13

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

Shri. Bhawan, New Delhi-1.
Sub: OBJECTIONS AND SUGGESTIONS IN RESPECT OF THE PROPOSED MODIFICATIONS
IN THE DELHI MASTER PLAN.

Dear Sir,

With reference to your notification No.E 3(19)/70-M.P. dated 10th August, 1974, inviting objections and suggestions in respect of certain proposed modifications in the Delhi Master Plan so as to convert the most Central and well established Business Distt. into residential area, I have to submit as follows:-

1. That a wide publicity was essential to such a vital notification. In fitness of things the same should have been published in a popular Delhi News papers. Atleast 95% of about 50,000 residents of the said locality are unaware of the said notification and those who happened to know the same in the 1st week of September, 1974 could get barely half a week when a few cyclostyled copies of the notification were circulated, could not get reasonable time to submit their objections and suggestions in time.
2. That the Authorities are well aware, the area affected is almost entirely inhabited by those who were refugees from West Pakistan after the partition of the country. It took them 15 to 20 years to establish their business on the Gurdwara, Ajmal Khan, Beadon Para, Arya Samaj, Ramjee Road and Bank Street and their side lanes in the Karol Bagh area. These areas cater for the needs of not only Karol Bagh but several other localities of Delhi. In fact the Ajmal Khan Road is the biggest shopping Centre in India.
3. That it is no doubt, not the charter of the Authorities to uproot such persons and their families and render them re-refugees to start from the scratch, just to comply with the whims and fancies of the Authorities.
4. That the Authorities are well aware that the persons affected took no less than two decades to develop the area in question to its present shape and style. They have put in their mite and sweat and at every stage their plans received requisite approval of the Authorities concerned who provided them with all the amenities of water, sewer, electricity etc. Surely D.D.A. could not plead ignorance to all these and they were not mere spectators. They are at this stage stopped from interfering with and overriding the developments made, sheerly under the garb of changes in the Delhi Master Plan.
5. That it is a matter of basic understanding that the Master Plan is made entirely to suit the requirements of the residents to their best interest and not vice-versa. Having acquired in the growth of the commercial Centre for over a period of two decades, the D.D.A. have no propriety to uproot the inhabitants, at this stage.
6. That a number of the effected residents have had their occupations regularised by execution of conversion deeds. They and the D.D.A. have thereby entered into contractual rights and liabilities which either party cannot abrogate unilaterally. about a 4000
7. That if the proposed scheme is implemented shops will have to be closed and several thousands persons will be rendered unemployed. Further the stock in trade worth more than two crores of rupees will be dislodged and the shopkeepers will suffer irreparable loss and injury.
8. It is therefore prayed that in the interest of justice and Expediency the proposed item 'A' to modify the Master Plan be dropped.
9. The undersigned reserves his right to submit further objections and suggestion which he could not submit on account of short time allowed to him.

Dated: 7/9/1974.

Yours faithfully,

Address: Shri. Bhawan
8/5/74
388

(47)

Director (Plg)MPR,
6th 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 :

- 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.

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.

Shastri Parking Pending for last 20 yrs

Thanx & Regards,

~~Neeraj Gupta~~

BALAN MANI

RWA KAROL Bg.

President

KAROL Bg. Hble &

Wrest house Association

President

- 1) lease ~~hold~~ hold floorwise
- 2) Dont increase regularization charge till re-development Plan comes
- 3) Behind karol bagh Metro Station School at 16A/5 only in Plot ~~500~~ 500 Yards accomadating 800 to 1000 Students very dangerous.

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 Aimal Khan Road
3. M.C.D. Primary School in 13A Block on Saraswati Marg
4. M.C.D. Land on Arya Samaj Road
5. M.C.D. Primary School in Reghar pura, Arya Samaj Road
6. Faiz Road, Arya Samaj Road D.D.A Land For Parking.

SCHOOL BUILDING →

**UNDER GROUND PARKING
IN THE BASEMENT**

