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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा
Master Plan Review-2021

OFFICE OF THE JH (Pig.)
MPRTC, D.D.A. N. DELHI-2
Dy. No. 263B
Dated 7/5/12

पंजीकरण फार्म
REGISTRATION FORM

"ओपन हाउस मीट्स"
"OPEN HOUSE MEETS"

Zone - C

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

Rajeev Chhabra

नाम Name	KINGSWAY CAMP SHOP KEEPERS 'WELFARE ASSOCIATION (REGD.) 120 mall Road, K W Camp, Dwy
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	
वर्तमान स्थिति Present Position	General Secretary
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	42 9811147799 47091977 42371086 9811147799
फैक्स : Fax :	—
ई-मेल E-mail	rajeevchhabra2008@gmail.com
पता : Address :	120 mall Road, K W camp Dwy
हस्ताक्षर : Signature :	Rajeev Chhabra
तिथि : Date :	30 /04/2012

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

550

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किंग्सवे कैम्प शॉप कीपर्स वेलफैयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
(RE-DEVELOPMENT SCHEME OF D.D.A.)

126, MALL ROAD, KINGSWAY CAMP, DELHI - 110009

E-mail : kingswayassociation@hotmail.com

To,

The Director (Plg.) MPR
6th Floor, Vikas Minar, I.P. Estate,
New Delhi-110002

Dt.: 30th April, 2012

Sub.: Req. Submission of Suggestions in Review of Master Plan for Delhi-2021

Dear Sir,

We are thankful for inviting the suggestions of Review of Master Plan for Delhi-2021 in a published invitation on 18-02-2012 and 24-04-2012. We are submitting our suggestion for your kind consideration in the finalization of the MPD-2021.

ISSUES CONCERNING OUR MARKET

- 1) Acceptance of 350 FAR or more as per MPD-2021 for construction/regularization of buildings of our plot area of 100 sq. meters (page No. 25 and 26 of Part II-Sec.3 of MPD-2021 as all the buildings are within the proportionate permissible building envelope as per MPD-2021.
- 2) Regularization all our buildings as per "Residential Norms" as per page No. 26 of Part II-Sec.3-2. 100% Ground Coverage shall be eligible for regularization of construction, already existing as on 22-09-2006.
- 3) No penalty be imposed except the regularization nominal fee of Rs. 1,750/- as per calculated charges for Betterment Levy/Additional FAR Charges and Penalty / Compounding Charges / Special Compounding Charges in Self Assessment basis as per DDA Notification dated 20-11-2006 (within permissible height of 15 meters)
- 4) Additional FAR / Exemption of Conversion Charges as this area falls within 500 meters of DMRC as this area falls under the Influence Zone. This market area is located both sides of GTB Nagar Metro Station, a major corridor of this Metro Line - Jhangirpuri to HUDA City Centre. As per MPD-2021 page 14 and 15 we are eligible for enhanced FAR and business uplifting zone. All the floors can be used as commercial.

Contd Page No. 2

किंग्सवै कैंप शॉप कीपर्स वेलफैयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
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Page No. 2

- 5) As per MPD-2021 on page 120 this area shown under the List of pre-1962 buildup residential and rehabilitation colonies. All the benefits be given for uplifting the life of people living or working here.
- 6) Discrimination in FAR in the same locality at the same street be removed and one policy be made.
- 7) Conversion from Leasehold (DDA Land) be converted into Freehold by charging minimum as it is a rehabilitation colony and pre-1962 colony.
- 8) Basement 100% coverage be allowed for small plots such are ours of 100 sq. meters. The use of basement be allowed to "Commercial" or for "Other Activity"
- 9) Conversion charges should not be of life time and removed further who are using commercially on a certain date. The mixed land use to Commercial use charges may not be levied, which will be double burden on the shopkeepers.
- 10) Old Standard Control Drawings made in 1971 be revised as per the need of the time and for getting regularizations and freehold purposes.
- 11) Proper Multi Level parking be made for this market area of Kingsway Camp-Hudson Line, Outram Line, Mall Road. The location can be behind Samrat Restaurant or at present existing space of Dr. Mukherjee Nagar P.S. as its new alternate building is ready near Hakikat Nagar.
- 12) Proper marking of parking area for cars and motor vehicles be marked on through the market area of Hudson Line, Outram Line and for Mall Road as shopkeepers paid the "Parking Charges"

ISSUES CONCERNING OUR AREA

- 1) Proper Coverage of Najafgarh Drain and using it for commercial and parking for recovery of costs and for road development purposes so to ease traffic towards Dr. Mukherjee Nagar.

Contd Page No. 3

किंग्सवे कैम्प शॉप कीपर्स वेलफेयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
(RE-DEVELOPMENT SCHEME OF D.D.A.)

126, MALL ROAD, KINGSWAY CAMP, DELHI - 110009

E-mail : kingswayassociation@hotmail.com

Page No. 3

- 2) Facilitate this area for connected various population density area by Tube Railways.
 - a) Kingsway Camp Chowk to Burari, Nathu Pur via Dhirpur
 - b) Hakikat Nagar Chowk-Metro Exit Gate No. 2 to Gandhi Vihar, Nehru Vihar via Dr. Mukherjee Nagar
 - c) Connecting Vishwavidhyalaya to Kamla Nagar via DU Campus
- 3) Developing more parks and parks converting into parking lots underground and converting the top into green be workout with the coordination with Residential Welfare Associations.

Thanking you and hoping that the above points be incorporated in the MPD-2021 for making a bright future for the people of this area.

Yours faithfully

For **Kingsway Camp Shop Keepers' Welfare Association (Regd.)**



Rajeev Chhabra
General Secretary

FUTURE OF DELHI - 2021

Give your Suggestions Now in Open House Meet – North District

Review of Master Plan for Delhi 2021 - A Participative Approach

As a follow up to the advertisement in Newspapers issued by Ministry of Urban Development, Govt. of India on 18/02/2012, the public and other stakeholders are invited to participate, interact and make presentation of their suggestions towards review of MPD 2021.

The Master Plan for Delhi (MPD 2021) has been planned with a vision and policy guidelines for the perspective period of 20 years. It emphasizes on public participation. This review is being undertaken to provide realistic Mid- term corrections and modifications in the Master Plan Policies, Norms / Standards and the implementation procedure to suit the changing need of the society. The review would also facilitate modification and revisiting of specific provision of the plan that could not be foreseen / anticipated during the plan formulation. The Open House meet for North District will be held as per the details given below:

DISTRICT	NORTH - I	NORTH - II
Planning Zones as per MPD-2021	C - Civil Lines P - I Narela P - II North Delhi	H - North West Delhi-I M - North West Delhi-II N - North West Delhi-III
Major colonies covered	Model Town, Azadpur, Alipur, Delhi University, Burari, Palla, Narela Project, Jahangirpuri, Sameypur	Ashok Vihar, Shalimar Bagh, Badli, Pitampura, Bawana, Rohini Project (all sectors), Mangolpuri
Date	30th April 2012	1st May 2012
Open House Timings	Registration : 9 to 10 am Session-I : 10 to 1.30 pm, Session II : 2.15 to 6 pm	
Venue	DDA, ROHINI Project Office, Madhuban Chowk, Near Pitampura Metro Station, New Delhi- 110095	
Nodal Officers for receiving Suggestions	Sh. Amit Das , Director (Plg.), DDA Zone P-I & P-II Narela, 11th Floor, Vikas Minar, New Delhi Tel: 23370326; E-mail: dirnarela@dda.org.in	Sh. Vinod Sakle, Director (Plg.), DDA, Rohini/ PPR, Zone M & N, Deepali Chowk, Sector-3, Rohini Delhi-110085 Tel: 27940526; E-mail: dirrohini@dda.org.in
	Sh. Partho Dhar , Director (Plg.), DDA, Zone C&G, 3rd Floor Vikas Minar, New Delhi Tel: 23379109; E-mail: dirplg@dda.org.in	Sh. A.K. Manna , Director (Plg.), DDA, Zone F&H, 4th Floor, Vikas Minar, New Delhi Tel: 23378167; E-mail: dirap1@dda.org.in

Registration: All interested in participation are requested to register their names along with a copy of suggestions for discussion in Open House Meet. The name, address, telephone no and email id to be mentioned in bold letters at the top. The opportunity to present the suggestions will be given as per the registration serial number.

Suggestions: The suggestions can be uploaded on the link available on Home page of DDA website: www.dda.org.in.

New Suggestions for Review of Master Plan Delhi-2021

View Suggestions (public can view suggestions received for review of MPD-2021)

The hard / soft copy can also be submitted to the above mentioned nodal officers of DDA

Director (Plg) MPR

6th Floor, Vikas Minar, I.P. Estate, New Delhi-110002

Tel: 011-23379731, Email- dirplgmp_r@dda.org.in



DELHI DEVELOPMENT AUTHORITY

Please visit DDA's website at <http://dda.org.in> or dial 39899911

D.O. No: 100(5)98-RN/3106/12454

ANNEXURE P-3

उपराज्यपाल
दिल्ली
LIEUTENANT GOVERNOR
DELHI



सत्यमेव जयते

राज निवास
दिल्ली-११००५४
RAJ NIWAS
DELHI-110054

43

15 Oct., 1998

TB

Dear Shri Khurana,

I am happy to inform you that the long standing issue raised by the Kingsway Camp Shopkeepers' Association has been resolved. DDA has agreed to charge Rs.514/- per sq. yard instead of Rs.12,781/- for the additional land and also to amend the architectural control for the buildings falling in this redevelopment scheme.

M(P&T)

With kind regards,

Yours sincerely,

Kapoor

Vijai Kapoor

BRANSON
True Copy



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN FOR DELHI - 2021
D-6, VASANT KUNJ NEAR FLYOVER
NEW DELHI-110070
Tel: 91-11-26125462

F.No. Dir/MPD-2021/DDA/RTI-05/F-585/119/D-1736

Date: 23/10/07

From:

P.V. Mahashabdey
Director(Plg.)/Public Information Officer

To,

✓ Rajeev Chabra, Gen. Secy,
Kingsway Camp, Shop Keepers
Welfare Association (Regd.),
126, Mall Road, Kingsway Camp,
New Delhi-11009.

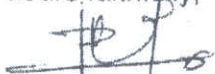
Sub: Information under Right to Information Act'05.

**Ref: RTI application vide Diary No. 4940 dt.17/09/07
ID No. 5157.**

Sir

With reference to your above mentioned application, it is to inform that the Objections/Suggestions were heard and considered by the Board of Inquiry and Hearing and the recommendations of the Board were placed before the Authority. Based on the recommendations of the Authority, the Master Plan for Delhi with the perspective for the year 2021 has been notified by the Ministry of Urban Development, GOI, vide SO 141 (E) dt. 07/02/07.

Yours faithfully,


Director (Plg) MPPR



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN FOR DELHI - 2021
D-6, VASANT KUNJ NEAR FLYOVER
NEW DELHI-110070
Tel: 91-11-26125462

F No. Dir/MPD-2021/DDA/RTI-05/F-585/119/D-27

Date: 27/11/09

To,

✓ Sh. Rajeev Chabra, Gen. Secy,
Kingsway Camp, Shop Keepers Welfare Association (Regd.),
126, Mall Road, Kingsway Camp,
New Delhi - 110009.

Sub: Information under Right to Information Act'05.

Ref: RTI application forwarded by Director (Bldg.) letter No.F.8/RT/ID No.
6083/08/Bldg./428/651

Sir,

With reference to your above mentioned application, it is to inform that the information is covered under Chapter 4.0 Shelter para 4.4.3 A(xix) Standard Plans of MPD-2021 notified by MoUD vide dated 07.02.07. Regarding information from Dy. Town Planner (L) as given by Architect, MCD vide letter dated 21-10-08, the copy of the application is being forwarded to the concerned PIO, dealing with Zone C. MPD-2021 is accessible through DDA website 'DDA.org.in' and copies of the relevant pages may be obtained from this office.

Yours faithfully,

Director (Plg.) MPPR/PIO

Copy to:

- i) Director (Plg.), Rohini Project. Planning office, DDA, Deepali Chowk, New Delhi, with a copy of RTI application for proving the information to the applicant directly.
- ii) Director (Bldg.)/PIO, DDA, C-Block, Vikas Sadan, New Delhi.

Director (Plg.) MPPR/PIO



MUNICIPAL CORPORATION OF DELHI

PUBLIC NOTICE

COMPLIANCE BY OWNERS OF GROUND, FIRST AND SECOND FLOORS TO THE PROVISIONS OF MPD-2021

There are a large number of residential plots where floors have been sold to different persons either through registered sale deed or power of attorney. In such cases, it is not always possible to regularize all floors of a building together as all owners of the building may not come forward to regularize. To facilitate regularization, now each individual owner of a floor can apply for regularization on self-assessment basis to MCD.

Now, benefit of excess coverage will be given to individual owner, proportionately to the existing covered area within the permissible building envelope on each floor as per MPD-2021. These modalities will be applicable in respect of owners seeking regularization of ground, first and second floors. No regularization in respect of third floor and above floors will be permissible presently.

Procedure:

- A. Applicants are to ensure that following documents are submitted along with application:-
 - (i) Two sets of plan of existing construction of the floor(s) on which flat is/are located, duly signed by owner and registered Architect.
 - (ii) Copy of ownership documents self-attested.
 - (iii) Structural stability certificate of Structural Engineer.
 - (iv) Certificate of registered Architect that total covered area on that particular floor is within the proportionate permissible building envelope as per MPD-2021.
 - (v) An Indemnity Bond to the effect that the Corporation shall be kept harmless in case of any dispute of the title or otherwise.
 - (vi) Three sets of photographs taken from different angles.
- B. Calculate the charges to be paid for Betterment Levy / Additional FAR Charges and Penalty / Compounding Charges / Special Compounding Charges in Self-assessment basis as per DDA Notification dated 20.11.2006 as indicated below:-

Rates in Rs. Per Sq. mtr.

S. No.	Purpose	A & B Colonies	C & D Colonies	E, F & G Colonies in plots of more than 50 Sqm.	E, F & G Colonies in plots up to 50 Sqm.
1.	New Construction	3500/-	1400/-	700/-	490/-
2.	Regularization of Unauthorised Construction				
(a)	Additional Coverage within sanctioned height	4020/-	1610/-	805/-	564/-
(b)	Additional Coverage above sanctioned but within permissible height (as per 23.7.98)	4375/-	1750/-	875/-	613/-
(c)	Additional Coverage beyond permissible height as per 23.07.1998 but within 15 metres	4900/-	1960/-	980/-	686/-

C. A copy of plan duly stamped for regularization will be handed over to the applicant across the table without any site verification.

However, MCD reserves its right for verification of the correctness of the documents submitted according to construction as existing and for claiming the shortfall in the amount calculated on the basis of self-assessment.

For any further information / clarification, Executive Engineer (Bldg.) of the respective zone or E.E. (Bldg.) HQ at Town Hall can be contacted.

Sd/-

Addl. Commissioner (Engg.)

ISSUED BY DIRECTORATE OF PRESS & INFORMATION, MCD

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING UNIT II
4TH FLOOR, VIKAS MINAR, N.D.

NO: F19(29)2000/MP/Pt./9-366

Date: 24.10.97

To

✓ The General Secretary,
Kingsway Camp Shopkeepers'
Welfare Association(Regd.),
126 Mall Road, Kingsway Camp,
Delhi-110099

Sub: Regularisation of extra coverage and
preparation of standard control drawings.

Sir,

This is with reference to your representation, addressed to Hon'ble L.G. dt. 20.8.97. This has been examined and it is observed that the main issue pertains to the regularisation of extra coverage in relation to the allotment conditions and lease deed as this is part of redevelopment scheme of DDA. The matter has been referred to the Land Disposal Wing for taking appropriate action. Thus you may approach Land Disposal Wing, DDA for necessary action.

h-hud
24/10/97
(K.K. MARWAH)
DY. DIRECTOR(AP)II

Copy to:

1. OSD to LG w.r.t. Diary No. 5743P, dt. 23.8.97.
2. OSD to VC w.r.t. 2828-C, dt. 23.8.97.



किंग्सवे कैम्प शॉप कीपर्स वेलफेयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
(RE-DEVELOPMENT SCHEME OF D.D.A.)

126, MALL ROAD, KINGSWAY CAMP, DELHI - 110009

E-mail : kingswayassociation@yahoo.com

Ref. No.

Date :

To,

Dated : 12th Feb., 2010

The Director (MPPR)
 Delhi Development Authority
 Vikas Minar
 I.T.O., New Delhi-110002

Sub.: Reg. Development Control Norms for the Kingsway Camp Shop-Cum-Residential Plots

Dear Sir,

As per Modified layout Plan as per the 100 Screening Committee's decision held in 5-5-1995 under Item No. 149/95/SC the Kingsway Camp Redevelopment Scheme is being developed by the DDA. Under this scheme the Ground Floor is to be used for shops and Upper Floors will be used for the Residential use. The Development Control Norms were "Residential".

A decision taken in a meeting of Hon'ble L.G. Delhi that the Architecture Control for the buildings will be amended (D.O. Letter No. 100(5) 98-RN/3106/12454 dated 15/16 Oct., 1998. In this decision the control drawings prepared by the MCD will be followed for sanctioning of the building plans.

Under this scheme the for Modification of Layout Plan for Shop-cum-residential Plots in Outram Line & Hudson Line, Kingsway Camp, File No. PA/Dir. (AP)-1/95/12816 +F-15(10)88/CE for the development Control norms it is passed by the Screening Committee under para No. 3.4 heading "Development Control" it is stated "according to the approved Zonal Plan as and the contents of the authority resolution is to construct building on there plots by using Ground Floor for Shop and the First and Upper Floors for Residence building to be constructed as per building byelaws.

Under the master plan 2001 the applicable norms for the Mixed Land were Residential and the detail also been enclosed.

It is clearly shown that applicable control norms prevailing were Residential norms for our scheme at that time i.e. Governing Control norms for our shop-cum-residences are Residential Development Control Norms.

Subsequently MPD-2021 came into force and accordingly the development control norms for the mixed land use falls into the same category as per "Residential Control Norms" and having provision in which 90% ground coverage and 350 FAR, 15 meters height and zero front and zero rear set back.

Now when demanded from the authority they refused on the grounds that we are governed by standard control drawings. Now there is provision to amend the Standard control drawings as per the new development control norms as per MPD-2021 Page27-(xix).



किंग्सवे कैम्प शॉप कीपर्स वेलफेयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
(RE-DEVELOPMENT SCHEME OF D.D.A.)

126, MALL ROAD, KINGSWAY CAMP, DELHI - 110009

E-mail : kingswayassociation@yahoo.com

Ref. No.

Date :

Page 2

Also this area falls into the Influence Zone as is located on the both sides of the Guru Tegh Bahadur Nagar Metro Station, which is the major transport corridor and falls within 500 meters of this metro line. As per MPD-2021 page 14 & 15 we are eligible for enhanced FAR.

It is also to mention that our these streets have been declared as "Commercial Streets" as shown in Serial No. 61 & 65. According to MPD-2021 page 120 para No. 4 "On notification of Commercial Street/Area shall be considered as Local Shopping Centre as mentioned in chapter 5 of this plan " A plot owner/allottees of these commercial streets/areas shall have to pay special conversion charges at rates approved by the central government in respect of built up area used for commercial purposes provided that such built up areas shall not exceed the Residential Development Control Norms. This is one time facility for plot allottee owners in such commercial areas/streets and shall not be constitute as relaxation norms in future. This has been notified vide MUD (Delhi Div) Notification No. S.O. 2034 (E) dated 12-08-2008 and the authorities are collecting Conversion Charges based upon the above notification, which are being paid by concerned owners.

According to MPD-2021 Chapter 5 - 5.6.2 the LSC / CSE will cater to day to day needs of the local population some areas developed prior to 1962 like Lajpat Ngr, Rajouri Garden, Tilak Ngr, Kamla Ngr, etc. having concentration of commercial activities may continue subject to condition prescribed under MIXED USE REGULATIONS. The existing built up commercial centres may be redeveloped if need be with ENHANCED FAR, subject to the payment of appropriate levies.

That is even if it comes in LSC but the development control norms will be "Mixed use regulations" which are according to MPD-2021 mixed use regulations Page No. 115 para 15.4 under the heading terms and conditions Para No. ii "Development Control Norms as applicable for the particular RESIDENTIAL USE will continue to be applicable, even if a plot and dwelling unit is put to mixed use.

Under the master plan MPD-2021 on page No. 120 this area shown under the List of Pre-1962 buildup residential and Rehabilitation colonies too.

You are therefore requested to kindly declare clearly our norms as applicable "RESIDENTIAL CONTROL NORMS" and to initiate the necessary work.

Thanking you

yours faithfully

For Kingsway Camp Shop Keepers Welfare Association (Regd.)

Rajeev Chhabra
 Rajeev Chhabra
 General Secretary

Contd. page 3

Table 4.3: Uses / Use Activities Permitted in Use Premises

Use Premises	Definition	Use/ Use Activities Permitted
* Residential Plot - Plotted Housing	A Premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garages and service personnel.	Residence, mixed use activity as per the Master Plan provisions/ Registered RWA/Society Office (50 sq.m.)
Residential Plot - Group Housing	A premise of size not less than 3000 sqm (2000 sqm. for Slum/ JJ rehabilitation) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.	Residential flat, mixed use activity as per the Master Plan provisions, retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area up to 20 sqm. each). Community Room, Society office, Crèche / Day Care Centre, religious, Senior citizen recreation room, swimming pool.
Residential Flat	Residential accommodation for one family / household as part of group housing.	Residence, mixed use activity as per the Master Plan provisions.
Residential Premises Special Area	A residential premise in Special Area.	As per Special Area Regulations
Slum/ rehabilitation	Residential accommodation provided JJ as part of slum area resettlement/ rehabilitation	As per Slum Area Redevelopment Regulations
Foreign Mission	A Premise for the foreign mission.	Foreign Mission and related facilities / offices (with max. 25% of FAR for residential component)
Hostel	A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility.	Hostel, Old Age Home, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (max. 20 sq.m. each)
Guest House Lodging & Boarding House	A premise providing temporary accommodation for short durations.	Guest Rooms, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (upto 20 sqm each)
Dharamshala its equivalent	A premise providing temporary accommodation or for short durations, on no-profit basis.	Dharamshala, Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Stall (upto 20 sqm each)
Rain Basera (Night Shelter)	A premise having the facility for providing the night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies.	Night Shelter and related facilities.
Farm House	A dwelling house on a farm.	Farm House, Watch and Ward Residence (up to 20 sqm)

* Pre 1962 plotted double storied flats shall be treated as Residential Plots.

* Bed and Breakfast accommodation may be a permissible activity in residential plot/ flat, if registered under the Scheme notified by Ministry of Tourism, GoI/ GNCTD from time to time.

4.4.3 CONTROL FOR BUILDING/BUILDINGS WITHIN RESIDENTIAL PREMISES

A. Residential Plot-Plotted Housing

Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:

	Area of Plot (sq. m)	Max. Ground Coverage %	FAR	No. of DUs
1	Below 32	90*	350	3
2	Above 32 to 50	90*	350	3
3	Above 50 to 100	90*	350	4

4	Above 100 to 250	75**	300**	4
5	Above 250 to 750	75	225	6
6	Above 750 to 1000	50	150	9
7	Above 1000 to 1500	40	120	9
8	Above 1500 to 2250	40	120	12
9	Above 2250 to 3000	40	120	15
10	Above 3000 to 3750	40	120	18
11	Above 3750	40	120	21

Notes:

1. The local body concerned shall be competent to disregard variation of upto 2% in plot size, arising from conversion of area from sq. yard to sq.m. and to grant the norms applicable to the lower category of plot size in accordance to para (ii) below.

✓ 2. *100% ground coverage shall be eligible for regularization of construction, already existing as on 22.09.06 on payment of charges as notified.

3. Minimum size of the residential plot shall be 32 sqm. However, in case of Government sponsored economically weaker section schemes, size could be reduced further.

4. **100% ground coverage and 350 FAR shall be eligible for regularization of construction already existing as on 22.09.06 on payment of charges as per the notification, in respect plot size between 100 to 175 sqm.

5. Permissible FAR and Dwelling Units shall not be less than MPD-2001 norms.

Terms and Conditions:

(i) The additional number of dwelling units would be subject to payment of levy for the augmentation of civic infrastructure.

(ii) The total coverage and FAR permissible in any plot in a category, shall not be less than that permissible and available to the largest plot in the next lower category.

✓ (iii) Height:

The maximum height of the building in all plots shall be 15 metres.

(iv) Subdivision of plots is not permitted. However, if there are more than one buildings in one residential plot, the sum of the built up area and ground coverage of all such buildings, shall not exceed the built up area and ground coverage permissible in that plot.

(v) The mezzanine floor, and service floor, if constructed, shall be counted in the FAR.

✓ (vi) Basement:

Basement shall not be counted towards FAR if used for purposes permissible under Building byelaws namely household storage and parking. Basement area shall not extend beyond the coverage on the ground floor as per permissible and sanctioned built up area, but may extend to the area below the internal courtyard and shaft. Basement if used in terms of Chapter 15.0. Mixed Use regulations shall count towards FAR and shall be liable to payment of appropriate charges, if it exceeds the permissible FAR.

(vii) Stilts:

If the building is constructed with stilt area of non-habitable height (less than 2.4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building.

(viii) Parking:

Parking space shall be provided for within the residential plot as follows:

(a) 2 Equivalent Car Space (ECS) in plots of size 250-300 sq.m.

(b) 1 ECS for every 100 sq.m. built up area, in plots exceeding 300 sq.m., provided that, if the permissible coverage and FAR is not achieved with the above-mentioned parking norms in a plot, the parking norms of the preceding category shall be allowed.

(ix) Density:

For the purpose of density calculations, the dwelling unit shall be considered to accommodate 4.5 persons and the servant quarter to accommodate 2.25 persons.

(x) The minimum setbacks shall be as given in the following table:

S. No.	Plot size (in sq.m.)	Minimum Setbacks (in metre)			
		Front	Rear	Side(1)	Side(2)
✓ 1	Below 100	0	0	0	0
2	Above 100 and upto 250	3	0	0	0
3	Above 250 and upto 500	3	3	3	0
4	Above 500 and upto 2000	6	3	3	3
5	Above 2000 and upto 10000	9	6	6	6
6	Above 10000	15	9	9	9

- (a) In case the permissible coverage is not achieved with the above-mentioned setbacks in a plot, the setbacks of the preceding category may be allowed.
- (b) In the case of construction in the future, a minimum 2m x 2m open courtyard shall be provided for in residential plots of area of 50 sqm. to 100 sqm.
- (xi) Number of servant quarters shall be provided as per approved layout plan and shall be constructed within the stipulated height. However, if the garage block space is merged with the main building, no separate servant quarter block or servant quarter, as part of main building shall be allowed. However, provision for a servant's room as part of the dwelling unit within the permissible coverage FAR shall be allowed.
- ✓ (xii) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm. floor area, exclusive of cooking verandah, bathroom and lavatory. The maximum size of servant quarter shall be 25 sqm. If larger in size, the servant's quarter shall be counted in density as a full dwelling unit.
- ✓ (xiii) Plot owners / allottees seeking extra coverage, additional floor or part thereof, over and above Gazette Notification dated 23.07.98, as per above mentioned norms shall be charged betterment levy (or additional FAR charges) at the rates notified with the approval of the Government from time to time. This is in addition to the levy payable on the additional FAR allowed vide notification dated 23.07.98 and over the FAR allowed vide notification dated 15.05.95.
- ✓ (xiv) Plot owners / allottees seeking regularization of construction in terms of the additional coverage allowed under this notification, shall have to pay a penalty and compounding charges notified with the approval of the Government, over and above the betterment levy referred to in para (xiii) above.
- (xv) Plot owners / allottees seeking regularization of additional height in terms of this notification, will have to pay penalty and special compounding charges notified with the approval of the Government, in addition to betterment levy referred to in para (xiv).
- (xvi) The amount so collected be deposited in an escrow account by the local body concerned for incurring expenditure for developing parking sites, augmentation of amenities / infrastructure and environmental improvement programmes and a quarterly statement of the income and expenditure of the account shall be rendered by the local bodies to the Government.
- (xvii) Encroachment on public land shall not be regularized and shall be removed before the local body grants sanction for regularization of additional construction or height.
- (xviii) Every applicant seeking sanction or regularization of additional FAR and/ or height shall submit a certificate of structural safety obtained from a structural engineer. Where such certificate is not submitted or the Building is otherwise found to be structurally unsafe, formal notice shall be given to the owner by the local body concerned, to rectify the structural weakness within a reasonable stipulated period, failing which the building shall be declared unsafe by the local body concerned and shall be demolished by owner or the local body.
- (xix) Standard Plans:
There are a number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per the applicable development controls.

B. Residential Plot-Group Housing

Minimum size of plot	3000 sq.m.
Maximum Ground Coverage	33.3%
Maximum FAR	200

- acquired for construction of parking facilities, preferably, multi level parking. Development of such parking facilities may be done by either the traders association or by local bodies and may include public-private partnership as a model for implementation.
- iv. On notification of a commercial street / area under this clause, such streets / areas shall be considered as local shopping centres as mentioned in Chapter 5.0 of this Plan. The plot owners / allottees on these commercial streets / areas shall have to pay special converse-on charges at rates approved by the Central Government, in respect of the built up area used for commercial purpose, provided that such built up area shall not exceed the residential development control norms applicable to the plot. This is a one-time facility for plot allottees/ owners in such commercial areas/ streets and shall not be construed as relaxation of the development control norms in future.
 - v. Any other condition that may be prescribed by Government from time to time.
 - vi. One time facility for all activities permitted in Local Shopping Centres shall be permissible in commercial streets and areas including multi-level parking. In addition, banquet halls shall also be permissible for which regulations may be prepared.
 - vii. Shops operating from basement on such streets may continue, subject to relevant provisions of building bye laws, structural safety and fire safety clearance. However if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.

ANNEXURE I

LIST OF PRE-1962 BUILT UP RESIDENTIAL AND REHABILITATION COLONIES

- | | |
|----------------------------|------------------------|
| 1. Aliganj | 30. Nanakpura |
| 2. Andha Mughal | 31. Nicholson Marg |
| 3. Balbir Nagar | 32. New Rajinder Nagar |
| 4. Bharat Nagar | 33. Old Rajinder Nagar |
| 5. B. K. Dutt Colony | 34. Outram Lines |
| 6. Dishad Garden | 35. Patel Nagar (E) |
| 7. Gandhi Nagar | 36. Patel Nagar (W) |
| 8. Geeta Colony | 37. Patel Nagar (S) |
| 9. Gulabi Bagh | 38. Pratap Nagar |
| 10. Inderpuri | 39. Prem Nagar |
| 11. Jangpura - A | 40. Punjabi Bagh |
| 12. Jangpura - B | 41. Rajouri Garden |
| 13. Jangpura Extn. | 42. Rana Pratap Bagh |
| 14. Jawahar Nagar | 43. Ramesh Nagar |
| 15. Kalkaji | 44. Ram Nagar |
| 16. Kamla Nagar | 45. Rohtas Nagar |
| 17. Karol Bagh | 46. Roop Nagar |
| 18. Kingsway Camp | 47. Sarai Rohilla |
| 19. Kirti Nagar | 48. Shahdara |
| 20. Kishan Ganj | 49. Shakti Nagar |
| 21. Kishan Nagar | 50. Sheikh Sarai |
| 22. Lajpat Nagar - I to IV | 51. Shivaji Park |
| 23. Malka Ganj | 52. Subhash Nagar |
| 24. Malviya Nagar | 53. Tilak Nagar |
| 25. Mansarovar Garden | 54. Timar Pur |
| 26. Model Basti | 55. Tihar - I & II |
| 27. Model Town | 56. Vinoba Puri |
| 28. Moti Nagar | 57. Vijay Nagar |
| 29. Multan Nagar | |



किंग्सवे कैम्प शॉप कीपर्स वेलफेयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
(RE-DEVELOPMENT SCHEME OF D.D.A.)

126, MALL ROAD, KINGSWAY CAMP, DELHI - 110009

E-mail : kingswayassociation@hotmail.com

To,

The Director (Plg.) MPR
6th Floor, Vikas Minar, I.P. Estate,
New Delhi-110002

Dt.: 30th April, 2012

Sub.: Req. Submission of Suggestions in Review of Master Plan for Delhi-2021

Dear Sir,

We are thankful for inviting the suggestions of Review of Master Plan for Delhi-2021 in a published invitation on 18-02-2012 and 24-04-2012. We are submitting our suggestion for your kind consideration in the finalization of the MPD-2021.

ISSUES CONCERNING OUR MARKET

- 1) Acceptance of 350 FAR or more as per MPD-2021 for construction/regularization of buildings of our plot area of 100 sq. meters (page No. 25 and 26 of Part II-Sec.3 of MPD-2021 as all the buildings are within the proportionate permissible building envelope as per MPD-2021.
- 2) Regularization all our buildings as per "Residential Norms" as per page No. 26 of Part II-Sec.3-2. 100% Ground Coverage shall be eligible for regularization of construction, already existing as on 22-09-2006.
- 3) No penalty be imposed except the regularization nominal fee of Rs. 1,750/- as per calculated charges for Betterment Levy/Additional FAR Charges and Penalty / Compounding Charges / Special Compounding Charges in Self Assessment basis as per DDA Notification dated 20-11-2006 (within permissible height of 15 meters)
- 4) Additional FAR / Exemption of Conversion Charges as this area falls within 500 meters of DMRC as this area falls under the Influence Zone. This market area is located both sides of GTB Nagar Metro Station, a major corridor of this Metro Line - Jhangirpuri to HUDA City Centre. As per MPD-2021 page 14 and 15 we are eligible for enhanced FAR and business uplifting zone. All the floors can be used as commercial.

Contd Page No. 2

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किंग्सवे कैम्प शॉप कीपर्स वेलफेयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
(RE-DEVELOPMENT SCHEME OF D.D.A.)

126, MALL ROAD, KINGSWAY CAMP, DELHI - 110009

E-mail : kingswayassociation@hotmail.com

Page No. 2

- 5) As per MPD-2021 on page 120 this area shown under the List of pre-1962 buildup residential and rehabilitation colonies. All the benefits be given for uplifting the life of people living or working here.
- 6) Discrimination in FAR in the same locality at the same street be removed and one policy be made.
- 7) Conversion from Leasehold (DDA Land) be converted into Freehold by charging minimum as it is a rehabilitation colony and pre-1962 colony.
- 8) Basement 100% coverage be allowed for small plots such are ours of 100 sq. meters. The use of basement be allowed to "Commercial" or for "Other Activity"
- 9) Conversion charges should not be of life time and removed further who are using commercially on a certain date. The mixed land use to Commercial use charges may not be levied, which will be double burden on the shopkeepers.
- 10) Old Standard Control Drawings made in 1971 be revised as per the need of the time and for getting regularizations and freehold purposes.
- 11) Proper Multi Level parking be made for this market area of Kingsway Camp-Hudson Line, Outram Line, Mall Road. The location can be behind Samrat Restaurant or at present existing space of Dr. Mukherjee Nagar P.S. as its new alternate building is ready near Hakikat Nagar.
- 12) Proper marking of parking area for cars and motor vehicles be marked on through the market area of Hudson Line, Outram Line and for Mall Road as shopkeepers paid the "Parking Charges"

ISSUES CONCERNING OUR AREA

- 1) Proper Coverage of Najafgarh Drain and using it for commercial and parking for recovery of costs and for road development purposes so to ease traffic towards Dr. Mukherjee Nagar.

Contd Page No. 3

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किंग्सवे कैम्प शॉप कीपर्स वेलफेयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
(RE-DEVELOPMENT SCHEME OF D.D.A.)

126, MALL ROAD, KINGSWAY CAMP, DELHI - 110009

E-mail : kingswayassociation@hotmail.com

Page No. 3

- 2) Facilitate this area for connected various population density area by Tube Railways.
 - a) Kingsway Camp Chowk to Burari, Nathu Pur via Dhirpur
 - b) Hakikat Nagar Chowk-Metro Exit Gate No. 2 to Gandhi Vihar, Nehru Vihar via Dr. Mukherjee Nagar
 - c) Connecting Vishwavidhyalaya to Kamla Nagar via DU Campus
- 3) Developing more parks and parks converting into parking lots underground and converting the top into green be workout with the coordination with Residential Welfare Associations.

Thanking you and hoping that the above points be incorporated in the MPD-2021 for making a bright future for the people of this area.

Yours faithfully

For Kingsway Camp Shop Keepers' Welfare Association (Regd.)


Rajeev Chhabra
General Secretary

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FUTURE OF DELHI - 2021

Give your Suggestions Now in Open House Meet – North District

Review of Master Plan for Delhi 2021 - A Participative Approach

As a follow up to the advertisement in Newspapers issued by Ministry of Urban Development, Govt. of India on 18/02/2012, the public and other stakeholders are invited to participate, interact and make presentation of their suggestions towards review of MPD 2021.

The Master Plan for Delhi (MPD 2021) has been planned with a vision and policy guidelines for the perspective period of 20 years. It emphasizes on public participation. This review is being undertaken to provide realistic Mid- term corrections and modifications in the Master Plan Policies, Norms / Standards and the implementation procedure to suit the changing need of the society. The review would also facilitate modification and revisiting of specific provision of the plan that could not be foreseen / anticipated during the plan formulation. The Open House meet for North District will be held as per the details given below:

DISTRICT	NORTH - I	NORTH - II
Planning Zones as per MPD-2021	C - Civil Lines P - I Narela P - II North Delhi	H - North West Delhi-I M - North West Delhi-II N - North West Delhi-III
Major colonies covered	Model Town, Azadpur, Alipur, Delhi University, Burari, Palla, Narela Project, Jahangirpuri, Sameypur	Asliok Vihar, Shalimar Bagh, Badli, Pitampura, Bawana, Rohini Project (all sectors), Mangolpuri
Date	30th April 2012	1st May 2012
Open House Timings	Registration : 9 to 10 am Session-I : 10 to 1.30 pm, Session II : 2.15 to 6 pm	
Venue	DDA, ROHINI Project Office, Madhuban Chowk, Near Pitampura Metro Station, New Delhi- 110085	
Nodal Officers for receiving Suggestions	Sh. Amit Das , Director (Plg.), DDA Zone P-I & P-II Narela, 11th Floor, Vikas Minar, New Delhi Tel: 23370326; E-mail: dirnarela@dda.org.in	Sh. Vinod Sakle, Director (Plg.), DDA, Rohini/ PPR, Zone M & N, Deepali Chowk, Sector-3, Rohini Delhi-110085 Tel: 27940526; E-mail: dirrohini@dda.org.in
	Sh. Partho Dhar , Director (Plg.), DDA, Zone C&G, 3rd Floor Vikas Minar, New Delhi Tel: 23379109; E-mail: dirplgcg@dda.org.in	Sh. A.K. Manna , Director (Plg.), DDA, Zone F&H, 4th Floor, Vikas Minar, New Delhi Tel: 23378167; E-mail: dirap1@dda.org.in

Registration: All interested in participation are requested to register their names along with a copy of suggestions for discussion in Open House Meet. The name, address, telephone no and email id to be mentioned in bold letters at the top. The opportunity to present the suggestions will be given as per the registration serial number.

Suggestions: The suggestions can be uploaded on the link available on Home page of DDA website www.dda.org.in.

New Suggestions for Review of Master Plan Delhi-2021

View Suggestions (public can view suggestions received for review of MPD-2021)

The hard / soft copy can also be submitted to the above mentioned nodal officers of DDA

Director (Plg) MPR

6th Floor, Vikas Minar, I.P. Estate, New Delhi-110002

Tel: 011-23379731, Email: dirplgmprr_tc@dda.org.in



DELHI DEVELOPMENT AUTHORITY

Please visit DDA's website at <http://dda.org.in> or dial 39898911

20.0.100(5)98-RN/3106/12454

ANNEXURE P-3

उपराज्यपाल
दिल्ली
LIEUTENANT GOVERNOR
DELHI



सत्यमेव जयते

राज निवास
दिल्ली-११००५४
RAJ NIWAS
DELHI-110054

43
Wf

15 Oct., 1998

TB

Dear Shri Khurana,

I am happy to inform you that the long standing issue raised by the Kingsway Camp Shopkeepers' Association has been resolved. DDA has agreed to charge Rs.514/- per sq. yard instead of Rs.12,781/- for the additional land and also to amend the architectural control for the buildings falling in this redevelopment scheme.

M(PADT)

With kind regards,

Yours sincerely,

Vijai Kapoor

GRANISH-
True Copy



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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN FOR DELHI - 2021
D-6, VASANT KUNJ NEAR FLYOVER
NEW DELHI-110070
Tel: 91-11-26125462

F.No. Dir/MPD-2021/DDA/RTI-05/F-585/119/D-1736

Date: 23/10/07

From:

P.V. Mahashabdey
Director(Plg.)/Public Information Officer

To,

✓ Rajeev Chabra, Gen. Secy,
Kingsway Camp, Shop Keepers
Welfare Association (Regd.),
126, Mall Road, Kingsway Camp,
New Delhi-11009.

Sub: Information under Right to Information Act'05.

**Ref: RTI application vide Diary No. 4940 dt.17/09/07
ID No. 5157.**

Sir

With reference to your above mentioned application, it is to inform that the Objections/Suggestions were heard and considered by the Board of Inquiry and Hearing and the recommendations of the Board were placed before the Authority. Based on the recommendations of the Authority, the Master Plan for Delhi with the perspective for the year 2021 has been notified by the Ministry of Urban Development, GOI, vide SO 141 (E) dt. 07/02/07.

Yours faithfully,

Director (Plg) MPPR



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN FOR DELHI - 2021
D-6, VASANT KUNJ NEAR FLYOVER
NEW DELHI-110070
Tel: 91-11-26125462

F.No. Dir/MPD-2021/DDA/RTI-05/F-585/119/D-27

Date: 27/11/09

To,

✓ Sh. Rajeev Chabra, Gen. Secy,
Kingsway Camp, Shop Keepers Welfare Association (Regd.),
126, Mall Road, Kingsway Camp,
New Delhi - 110009.

Sub: Information under Right to Information Act'05.
Ref: RTI application forwarded by Director (Bldg.) letter No.F.8/RTI/ID No. 6083/08/Bldg./428/651

Sir,

With reference to your above mentioned application, it is to inform that the information is covered under Chapter 4.0 Shelter para 4.4.3 A(xix) Standard Plans of MPD-2021 notified by MoUD vide dated 07.02.07. Regarding information from Dy. Town Planner (L) as given by Architect, MCD vide letter dated 21-10-08, the copy of the application is being forwarded to the concerned PIO, dealing with Zone C. MPD-2021 is accessible through DDA website 'DDA.org.in' and copies of the relevant pages may be obtained from this office.

Yours faithfully,

Director (Plg.) MPPR/PIO

Copy to:

- i) Director (Plg.), Rohini Project. Planning office, DDA, Deepali Chowk, New Delhi, with a copy of RTI application for proving the information to the applicant directly.
- ii) Director (Bldg.)/PIO, DDA, C-Block, Vikas Sadan, New Delhi.

Director (Plg.) MPPR/PIO



MUNICIPAL CORPORATION OF DELHI

PUBLIC NOTICE

COMPLIANCE BY OWNERS OF GROUND, FIRST AND SECOND FLOORS TO THE PROVISIONS OF MPD-2021

There are a large number of residential plots where floors have been sold to different persons either through registered sale deed or power of attorney. In such cases, it is not always possible to regularize all floors of a building together as all owners of the building may not come forward to regularize. To facilitate regularization, now each individual owner of a floor can apply for regularization on self-assessment basis to MCD.

Now, benefit of excess coverage will be given to individual owner, proportionately to the existing covered area within the permissible building envelope on each floor as per MPD-2021. These modalities will be applicable in respect of owners seeking regularization of ground, first and second floors. No regularization in respect of third floor and above floors will be permissible presently.

Procedure:

A. Applicants are to ensure that following documents are submitted along with application:-

- Two sets of plan of existing construction of the floor(s) on which flat is/are located, duly signed by owner and registered Architect.
- Copy of ownership documents self-attested.
- Structural stability certificate of Structural Engineer.
- Certificate of registered Architect that total covered area on that particular floor is within the proportionate permissible building envelope as per MPD-2021.
- An Indemnity Bond to the effect that the Corporation shall be kept harmless in case of any dispute of the title or otherwise.
- Three sets of photographs taken from different angles.

B. Calculate the charges to be paid for Betterment Levy / Additional FAR Charges and Penalty / Compounding Charges / Special Compounding Charges in Self-assessment basis as per DDA Notification dated 20.11.2006 as indicated below:-

Rates in Rs. Per Sq. mtr.

S. No.	Purpose	A & B Colonies	C & D Colonies	E, F & G Colonies in plots of more than 50 Sqm.	E, F & G Colonies in plots up to 50 Sqm.
1.	New Construction	3500/-	1400/-	700/-	490/-
2.	Regularization of Unauthorised Construction				
(a)	Additional Coverage within sanctioned height	4020/-	1610/-	805/-	564/-
(b)	Additional Coverage above sanctioned but within permissible height (as per 23.7.98)	4375/-	1750/-	875/-	613/-
(c)	Additional Coverage beyond permissible height as per 23.07.1998 but within 15 metres	4900/-	1960/-	980/-	686/-

C. A copy of plan duly stamped for regularization will be handed over to the applicant across the table without any site verification.

However, MCD reserves its right for verification of the correctness of the documents submitted according to construction as existing and for claiming the shortfall in the amount calculated on the basis of self-assessment.

For any further information / clarification, Executive Engineer (Bldg.) of the respective zone or E.E. (Bldg.) HQ at Town Hall can be contacted.

Sd/-

Addl. Commissioner (Engg.)

ISSUED BY DIRECTORATE OF PRESS & INFORMATION, MCD.

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING UNIT II
4TH FLOOR, VIKAS MINAR, N.D.

113

NO: F19(29)2000/MP/Pt./9-366

Date: 24.10.97

To

✓ The General Secretary,
Kingsway Camp Shopkeepers'
Welfare Association(Regd.),
125 Mall Road, Kingsway Camp,
Delhi-110009

Sub: Regularisation of extra coverage and
preparation of standard control drawings.

Sir,

This is with reference to your representation, addressed to Hon'ble L.G. dt. 20.8.97. This has been examined and it is observed that the main issue pertains to the regularisation of extra coverage in relation to the allotment conditions and lease deed as this is part of redevelopment scheme of DDA. The matter has been referred to the Land Disposal Wing for taking appropriate action. Thus you may approach Land Disposal Wing, DDA for necessary action.

h-nud
24/10/97
(K.K. MARWAH)
DY. DIRECTOR(AP)II

Copy to:

1. OSD to LG w.r.t. Diary No. 5743P, dt. 20.8.97.
2. OSD to VC w.r.t. 2828-C, dt. 23.8.97.



किंगज्वे कैम्प शॉप कीपर्स वेलफेयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
(RE-DEVELOPMENT SCHEME OF D.D.A.)

126, MALL ROAD, KINGSWAY CAMP, DELHI - 110009

E-mail : kingswayassociation@yahoo.com

Ref. No.

Date :

To.

Dated : 12th Feb., 2010

The Director (MPPR)
 Delhi Development Authority
 Vikas Minar
 I.T.O., New Delhi-110002

Sub.: Reg. Development Control Norms for the Kingsway Camp Shop-Cum-Residential Plots

Dear Sir,

As per Modified layout Plan as per the 100 Screening Committee's decision held in 5-5-1995 under Item No. 149/95/SC the Kingsway Camp Redevelopment Scheme is being developed by the DDA. Under this scheme the Ground Floor is to be used for shops and Upper Floors will be used for the Residential use. The Development Control Norms were "Residential".

A decision taken in a meeting of Hon'ble L.G. Delhi that the Architecture Control for the buildings will be amended (D.O. Letter No. 100(5) 98-RN/3106/12454 dated 15/16 Oct., 1998. In this decision the control drawings prepared by the MCD will be followed for sanctioning of the building plans.

Under this scheme the for Modification of Layout Plan for Shop-cum-residential Plots in Outram Line & Hudson Line, Kingsway Camp, File No. PA/Dir. (AP)-1/95/12816 +F-15(10)88/CE for the development Control norms it is passed by the Screening Committee under para No. 3.4 heading "Development Control" it is stated "according to the approved Zonal Plan as and the contents of the authority resolution is to construct building on there plots by using Ground Floor for Shop and the First and Upper Floors for Residence building to be constructed as per building byelaws.

Under the master plan 2001 the applicable norms for the Mixed Land were Residential and the detail also been enclosed.

It is clearly shown that applicable control norms prevailing were Residential norms for our scheme at that time i.e. Governing Control norms for our shop-cum-residences are Residential Development Control Norms.

Subsequently MPD-2021 came into force and accordingly the development control norms for the mixed land use falls into the same category as per "Residential Control Norms" and having provision in which 90% ground coverage and 350 FAR, 15 meters height and zero front and zero rear set back.

Now when demanded from the authority they refused on the grounds that we are governed by standard control drawings. Now there is provision to amend the Standard control drawings as per the new development control norms as per MPD-2021 Page 27-(xix).

Contd. page 2



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किंग्सवे कैम्प शॉप कीपर्स वेलफेयर एसोसिएशन (रजि.)
KINGSWAY CAMP SHOP-KEEPERS' WELFARE ASSOCIATION (REGD.)
(RE-DEVELOPMENT SCHEME OF D.D.A.)

126, MALL ROAD, KINGSWAY CAMP, DELHI - 110009

E-mail : kingswayassociation@yahoo.com

Ref. No.

Date :

Page 2

Also this area falls into the Influence Zone as is located on the both sides of the Guru Tegh Bahadur Nagar Metro Station, which is the major transport corridor and falls within 500 meters of this metro line. As per MPD-2021 page 14 & 15 we are eligible for enhanced FAR.

It is also to mention that our these streets have been declared as "Commercial Streets" as shown in Serial No. 61 & 65. According to MPD-2021 page 120 para No. 4 "On notification of Commercial Street/Area shall be considered as Local Shopping Centre as mentioned in chapter 5 of this plan" A plot owner/allottees of these commercial streets/areas shall have to pay special conversion charges at rates approved by the central government in respect of built up area used for commercial purposes provided that such built up areas shall not exceed the Residential Development Control Norms. This is one time facility for plot allottee owners in such commercial areas/streets and shall not be constitute as relaxation norms in future. This has been notified vide MUD (Delhi Div) Notification No. S.O. 2034 (E) dated 12-08-2008 and the authorities are collecting Conversion Charges based upon the above notification, which are being paid by concerned owners.

According to MPD-2021 Chapter 5 - 5.6.2 the LSC / CSE will cater to day to day needs of the local population some areas developed prior to 1962 like Lajpat Ngr, Rajouri Garden, Tilak Ngr, Kamla Ngr, etc. having concentration of commercial activities may continue subject to condition prescribed under MIXED USE REGULATIONS. The existing built up commercial centres may be redeveloped if need be with ENHANCED FAR, subject to the payment of appropriate levies.

That is even if it comes in LSC but the development control norms will be "Mixed use regulations" which are according to MPD-2021 mixed use regulations Page No. 115 para 15.4 under the heading terms and conditions Para No. ii "Development Control Norms as applicable for the particular RESIDENTIAL USE will continue to be applicable, even if a plot and dwelling unit is put to mixed use.

Under the master plan MPD-2021 on page No. 120 this area shown under the List of Pre-1962 buildup residential and Rehabilitation colonies too.

You are therefore requested to kindly declare clearly our norms as applicable "RESIDENTIAL CONTROL NORMS" and to initiate the necessary work.

Thanking you

yours faithfully

For Kingsway Camp Shop Keepers Welfare Association (Regd.)

Rajeev Chhabra
 Rajeev Chhabra
 General Secretary

Contd. page 3

Table 4.3: Uses / Use Activities Permitted in Use Premises

Use Premises	Definition	Use/ Use Activities Permitted
* Residential Plot - Plotted Housing	A Premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garages and service personnel.	Residence, mixed use activity as per the Master Plan provisions/ Registered RWA/Society Office (50 sq.m.)
Residential Plot - Group Housing	A premise of size not less than 3000 sqm (2000 sqm. for Slum/ JJ rehabilitation) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.	Residential flat, mixed use activity as per the Master Plan provisions, retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area up to 20 sqm. each). Community Room, Society office, Crèche / Day Care Centre, religious, Senior citizen recreation room, swimming pool.
Residential Flat	Residential accommodation for one family / household as part of group housing.	Residence, mixed use activity as per the Master Plan provisions.
Residential Premises Special Area	A residential premise in Special Area.	As per Special Area Regulations
Slum/ rehabilitation	Residential accommodation provided JJ as part of slum area resettlement/ rehabilitation	As per Slum Area Redevelopment Regulations
Foreign Mission	A Premise for the foreign mission.	Foreign Mission and related facilities / offices (with max. 25% of FAR for residential component)
Hostel	A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility.	Hostel, Old Age Home, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (max. 20 sq.m. each)
Guest House Lodging & Boarding House	A premise providing temporary accommodation for short durations.	Guest Rooms, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (upto 20 sqm each)
Dharamshala its equivalent	A premise providing temporary accommodation or for short durations, on no-profit basis.	Dharamshala, Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Stall (upto 20 sqm each)
Rain Basera (Night Shelter)	A premise having the facility for providing the night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies.	Night Shelter and related facilities.
Farm House	A dwelling house on a farm.	Farm House, Watch and Ward Residence (up to 20 sqm)

* Pre 1962 plotted double storied flats shall be treated as Residential Plots.

* Bed and Breakfast accommodation may be a permissible activity in residential plot/ flat, if registered under the Scheme notified by Ministry of Tourism, GoI/ GNCTD from time to time.

4.4.3 CONTROL FOR BUILDING/BUILDINGS WITHIN RESIDENTIAL PREMISES

A. Residential Plot-Plotted Housing

Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:

	Area of Plot (sq. m)	Max. Ground Coverage %	FAR	No. of DUs
1	Below 32	90*	350	3
2	Above 32 to 50	90*	350	3
3	Above 50 to 100	90*	350	4

4	Above 100 to 250	75**	300**	4
5	Above 250 to 750	75	225	6
6	Above 750 to 1000	50	150	9
7	Above 1000 to 1500	40	120	9
8	Above 1500 to 2250	40	120	12
9	Above 2250 to 3000	40	120	15
10	Above 3000 to 3750	40	120	18
11	Above 3750	40	120	21

Notes:

1. The local body concerned shall be competent to disregard variation of upto 2% in plot size, arising from conversion of area from sq. yard to sq.m. and to grant the norms applicable to the lower category of plot size in accordance to para (ii) below.

✓ 2. *100% ground coverage shall be eligible for regularization of construction, already existing as on 22.09.06 on payment of charges as notified.

3. Minimum size of the residential plot shall be 32 sqm. However, in case of Government sponsored economically weaker section schemes, size could be reduced further.

4. **100% ground coverage and 350 FAR shall be eligible for regularization of construction already existing as on 22.09.06 on payment of charges as per the notification, in respect plot size between 100 to 175 sqm.

5. Permissible FAR and Dwelling Units shall not be less than MPD-2001 norms.

Terms and Conditions:

(i) The additional number of dwelling units would be subject to payment of levy for the augmentation of civic infrastructure.

(ii) The total coverage and FAR permissible in any plot in a category, shall not be less than that permissible and available to the largest plot in the next lower category.

✓ (iii) Height:

The maximum height of the building in all plots shall be 15 metres.

(iv) Subdivision of plots is not permitted. However, if there are more than one buildings in one residential plot, the sum of the built up area and ground coverage of all such buildings, shall not exceed the built up area and ground coverage permissible in that plot.

(v) The mezzanine floor, and service floor, if constructed, shall be counted in the FAR.

✓ (vi) Basement:

Basement shall not be counted towards FAR if used for purposes permissible under Building byelaws namely household storage and parking. Basement area shall not extend beyond the coverage on the ground floor as per permissible and sanctioned built up area, but may extend to the area below the internal courtyard and shaft. Basement if used in terms of Chapter 15.0. Mixed Use regulations shall count towards FAR and shall be liable to payment of appropriate charges, if it exceeds the permissible FAR.

(vii) Stilts:

If the building is constructed with stilt area of non-habitable height (less than 2.4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building.

(viii) Parking:

Parking space shall be provided for within the residential plot as follows:

(a) 2 Equivalent Car Space (ECS) in plots of size 250-300 sq.m.

(b) 1 ECS for every 100 sq.m. built up area, in plots exceeding 300 sq.m., provided that, if the permissible coverage and FAR is not achieved with the above-mentioned parking norms in a plot, the parking norms of the preceding category shall be allowed.

(ix) Density:

For the purpose of density calculations, the dwelling unit shall be considered to accommodate 4.5 persons and the servant quarter to accommodate 2.25 persons.

(x) The minimum setbacks shall be as given in the following table :

S. No.	Plot size (in sq.m.)	Minimum Setbacks (in metre)			
		Front	Rear	Side(1)	Side(2)
✓ 1	Below 100	0	0	0	0
2	Above 100 and upto 250	3	0	0	0
3	Above 250 and upto 500	3	3	3	0
4	Above 500 and upto 2000	6	3	3	3
5	Above 2000 and upto 10000	9	6	6	6
6	Above 10000	15	9	9	9

- (a) In case the permissible coverage is not achieved with the above-mentioned setbacks in a plot, the setbacks of the preceding category may be allowed.
- (b) In the case of construction in the future, a minimum 2m x 2m open courtyard shall be provided for in residential plots of area of 50 sqm. to 100 sqm.
- (xi) Number of servant quarters shall be provided as per approved layout plan and shall be constructed within the stipulated height. However, if the garage block space is merged with the main building, no separate servant quarter block or servant quarter, as part of main building shall be allowed. However, provision for a servant's room as part of the dwelling unit within the permissible coverage FAR shall be allowed.
- ✓ (xii) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm. floor area, exclusive of cooking verandah, bathroom and lavatory. The maximum size of servant quarter shall be 25 sqm. If larger in size, the servant's quarter shall be counted in density as a full dwelling unit.
- ✓ (xiii) Plot owners / allottees seeking extra coverage, additional floor or part thereof, over and above Gazette Notification dated 23.07.98, as per above mentioned norms shall be charged betterment levy (or additional FAR charges) at the rates notified with the approval of the Government from time to time. This is in addition to the levy payable on the additional FAR allowed vide notification dated 23.07.98 and over the FAR allowed vide notification dated 15.05.95.
- ✓ (xiv) Plot owners / allottees seeking regularization of construction in terms of the additional coverage allowed under this notification, shall have to pay a penalty and compounding charges notified with the approval of the Government, over and above the betterment levy referred to in para (xiii) above.
- (xv) Plot owners / allottees seeking regularization of additional height in terms of this notification, will have to pay penalty and special compounding charges notified with the approval of the Government, in addition to betterment levy referred to in para (xiv).
- (xvi) The amount so collected be deposited in an escrow account by the local body concerned for incurring expenditure for developing parking sites, augmentation of amenities / infrastructure and environmental improvement programmes and a quarterly statement of the income and expenditure of the account shall be rendered by the local bodies to the Government.
- (xvii) Encroachment on public land shall not be regularized and shall be removed before the local body grants sanction for regularization of additional construction or height.
- (xviii) Every applicant seeking sanction or regularization of additional FAR and/ or height shall submit a certificate of structural safety obtained from a structural engineer. Where such certificate is not submitted or the Building is otherwise found to be structurally unsafe, formal notice shall be given to the owner by the local body concerned, to rectify the structural weakness within a reasonable stipulated period, failing which the building shall be declared unsafe by the local body concerned and shall be demolished by owner or the local body.
- (xix) **Standard Plans:**
There are a number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per the applicable development controls.

B. Residential Plot-Group Housing

Minimum size of plot	3000 sq.m.
Maximum Ground Coverage	33.3%
Maximum FAR	200

- acquired for construction of parking facilities, preferably, multi level parking. Development of such parking facilities may be done by either the traders association or by local bodies and may include public-private partnership as a model for implementation.
- iv. On notification of a commercial street / area under this clause, such streets / areas shall be considered as local shopping centres as mentioned in Chapter 5.0 of this Plan. The plot owners / allottees on these commercial streets / areas shall have to pay special converse-on charges at rates approved by the Central Government, in respect of the built up area used for commercial purpose, provided that such built up area shall not exceed the residential development control norms applicable to the plot. This is a one-time facility for plot allottees/ owners in such commercial areas/ streets and shall not be construed as relaxation of the development control norms in future.
 - v. Any other condition that may be prescribed by Government from time to time.
 - vi. One time facility for all activities permitted in Local Shopping Centres shall be permissible in commercial streets and areas including multi-level parking. In addition, banquet halls shall also be permissible for which regulations may be prepared.
 - vii. Shops operating from basement on such streets may continue, subject to relevant provisions of building bye laws, structural safety and fire safety clearance. However if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.

ANNEXURE I

LIST OF PRE-1962 BUILT UP RESIDENTIAL AND REHABILITATION COLONIES

- | | |
|----------------------------|------------------------|
| 1. Aliganj | 30. Nanakpura |
| 2. Andha Mughal | 31. Nicholson Marg |
| 3. Balbir Nagar | 32. New Rajinder Nagar |
| 4. Bharat Nagar | 33. Old Rajinder Nagar |
| 5. B. K. Dutt Colony | 34. Outram Lines |
| 6. Dishad Garden | 35. Patel Nagar (E) |
| 7. Gandhi Nagar | 36. Patel Nagar (W) |
| 8. Geeta Colony | 37. Patel Nagar (S) |
| 9. Gulabi Bagh | 38. Pratap Nagar |
| 10. Inderpuri | 39. Prem Nagar |
| 11. Jangpura - A | 40. Punjabi Bagh |
| 12. Jangpura - B | 41. Rajouri Garden |
| 13. Jangpura Extn. | 42. Rana Pratap Bagh |
| 14. Jawahar Nagar | 43. Ramesh Nagar |
| 15. Kalkaji | 44. Ram Nagar |
| 16. Kamla Nagar | 45. Rohtas nagar |
| 17. Karol Bagh | 46. Roop Nagar |
| 18. Kingsway Camp | 47. Sarai Rohilla |
| 19. Kirti Nagar | 48. Shahdara |
| 20. Kishan Ganj | 49. Shakti Nagar |
| 21. Kishan Nagar | 50. Sheikh Sarai |
| 22. Lajpat Nagar - I to IV | 51. Shivaji Park |
| 23. Malka Ganj | 52. Subhash Nagar |
| 24. Malviya Nagar | 53. Tilak Nagar |
| 25. Mansarovar Garden | 54. Timar Pur |
| 26. Model Basti | 55. Tihar - I & II |
| 27. Model Town | 56. Vinoba Puri |
| 28. Moti Nagar | 57. Vijay Nagar |
| 29. Multan Nagar | |