

9th July 2012

From
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Lead Certal Dy. No. 9
Dated ... 9/7/12
Development Authority
Vikas Minar

To
✓ The Director (Plg) MPR
6th Floor, Vikas Minar
IP Estate
New Delhi – 110 002

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N: DELHI-2
Dy.No. L-27
Dated..... 10.07.12.....

Re.: Suggestions for Review of Master Plan Delhi 2021

With reference to the above, I would like to make the following suggestions for review of Master Plan of Delhi 2021:

1. CHAPTER 4. SHELTER
4.4.3 CONTROL FOR BUILDING/BUILDINGS WITHIN RESIDENTIAL PREMISES
B. Residential Plot – Group Housing

(i) Density Norms-

The density may vary (10% variation permissible in all categories) for specific categories as given below-

- (a) Category I (upto 40 sq.m) – 500 DUs/Ha
- (b) Category II (above 40-upto 80sq.m) – 250 DUs/Ha
- (c) Category III – 175 DUs/Ha (above 80 sq.m)

It is not clear that:

- Whether the variation applies both ways or only restricts upper side
- How to calculate density in case of development in all categories on the same plot.

Suggestion:

10% variation in density should applicable only on upper side and it should not apply on the lower side for better environment and traffic movement

g f me
11/7
As per III

2. **3.0 Delhi Urban Area-2021**
3.3 REDEVELOPMENT OF EXISTING URBAN AREA
3.3.1.1 Planned Area
A. Influence Zone along MRTS and major Transport Corridor

One of the major highlights of MPD is redevelopment (page no.3, Para 20c):

Incentivized redevelopment with additional FAR has been envisaged as a major elements of city development covering all the areas:

(i) Planned areas; Influence Zone along MRTS and Major Transport Corridor; underutilized/low-density areas; Special Areas; shopping/commercial centers; Industrial areas/ clusters and resettlement colonies.....

However the Influence Zone has not been identified and these provisions have not been implemented.

Suggestion:

Influence Zone should be identified and Redevelopment Strategy provisions should be made applicable immediately.

Thanking you,

Yours truly,



Satish Bansal