

Commr. (Plg) - II
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JMJ

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Date: 15th June, 2012

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. L-29
Dated: 12.07.12

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Subject: Representation/suggestion on Master Plan 2021.

Dear Sir,

I am a concerned Citizen of Delhi and am writing this letter to you expressing my opinion over the Master Plan. Without any clear policy for amalgamation of Commercial plots, be reasonable and fair, I believe this ambiguity will put a hindrance to the development and growth of Delhi.

A. Kulkarni
for
M.P.R.
12/3/12
Director (Plg.)

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AD (Plg) III
13/7/12

Delhi today is emerging as one of the largest cities of the world. Apart from identifying the critical issues, such as, land, physical infrastructure and transport, ecology and environment, housing, resources, governance and management, the cornerstone for making Delhi a world class city is the planning process itself. There is a clear need of paradigm shift in the planning process and make it more participatory, flexible and people friendly.

Any Democratic procedure requires that planning is a participatory process. The DDA, at the pre-planning stage is having extensive consultations with the people, local bodies, government services and public sector services, professional groups and resident welfare associations, elected representatives and local people. The Guidelines issued by the MOUD & PA (July, 03) have been widely disseminated to the media, RWAs, Traders Associations, Experts, professional bodies and individuals and so posted on the DDA website inviting suggestions from the public, responses from various stakeholders were received for consideration in drafting new master plan.

While recognizing the past experience of planning, emphasis on the need for Innovative approaches to deal with the problems that affect Delhi and to make planning a Participatory process, DDA in its wisdom adopted collective and participatory approach in the process and tried to evolve and develop more inclusive development model. With a great emphasis on evolving system under which planning for and provisions to strengthen the basic infrastructure can take place by adopting public-private partnership (PPP) development model.

Realizing the process of up gradation and redevelopments in planned manner within the PPP framework in which entrepreneurs will be contributing to the betterment of the development, Amalgamation and reconstitution of the plots for planning purpose has been permitted.

As a guiding principle for the Government/DDA to act as facilitator with minimum intervention to achieve the objectives of Master Plan 2021 and in view of the above stipulations few norms and guidelines are framed by Town planning department MCD vis-a-vis development of industrial plot with emphasis on amalgamation/Subdivision of industrial plots which is reproduced here under:

Redevelopment of Existing Planned Industrial Plots through Amalgamation

1. To incentivize redevelopment, 1.5 times the existing permissible FAR shall be permitted on an individual plot of minimum 1000 sq. mt. and above. For that purpose amalgamation of smaller plots shall also be allowed. The service lane can also be included in the schemes, however, no FAR shall be granted on this area but the same can be included for public area like green, parking etc. in the overall schemes. In such redevelopment schemes on plots of 1000 sqm and above, development control norms of MPD-2021 (Table 7.3) for flatted group industries shall be applicable except FAR and Height (NR-No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies). Amalgamation and reconstruction of industrial plots allotted under the scheme(s) framed pursuant to Supreme Court orders of 1996 & 2004 will not be permissible.

Redevelopment of Existing Planned Industrial Sheds.

1. The development control norms of MPD-2021 (Table 7.3) as applicable on the individual plot shall also be allowed on an area allotted as an industrial shed. However, the setbacks shall not be insisted upon.
2. 1.5 times the allotted area of sheds shall be permitted as incentive for the purpose of redevelopment through comprehensive planning of the area. The minimum plot area of amalgamated sheds for such purpose shall be 1000 sqm. In such redevelopment schemes on plots of 1000 sqm and above, development control norms of MPD-2021 (Table 7.3) for flatted group industries shall be applicable except FAR and Height (NR-No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.

Redevelopment of Existing Planned Industrial Areas through sub-division of plots

Master Plan-2021 also realizes the existence of smaller plots by subdividing the larger plots and has recommended to prepare guidelines for regularization of such subdivisions. Accordingly, the owners of sub-divided plots shall collectively prepare and submit the Layout plan to Local Body for approval along with the required mandatory documents as per BBL/ to the satisfaction of the Local Body.

After approval of the layout plan by the local body, the sanction of the building plan on individual plot shall be governed by MPD-2021 development control norms given in the Table 7.3 of the same.

As far as the residential plots are concerned amalgamation of residential plots in special areas such as Karol Baugh is allowed. However various stake holders have suggested to DDA that these amalgamations be allowed with increase in FAR as compared to individual plots and amalgamation process be commenced from the notified Road. Surprisingly authorities by selectively adopting rules/guidelines for amalgamation of plots vis-a-vis industrial/Residential plots are concerned, it is not in spirit of uniform policy of sustainable development as a mandate of Master Plan 2021. Hence need of the hour is that scope of amalgamation shall be enlarged so as to cover commercial plots as well.

Amalgamation of land is the process whereby two or more contiguous plots of alienated land held under separate title held by one proprietor are combined into one and is held by him under one single title. In the process it is crystal clear that by amalgamating land, neither the area is increased nor its existing structure changes. Restricting amalgamation for certain purpose is not only discriminate but also against the basic structure of development model adopted in the Master Plan 2021. Said approach will be viewed by the entrepreneurs as discouraging and may prevent them from investing /participating in the PPP model which in turn would deprive investor prejudicing socio-economic development of the state. Therefore it is need of the hour that the land use and development policy vis-a-vis Master Plan 2021 be uniform which will serve the interest of all the stakeholders and state.

Various other states other than Delhi has policy in place for amalgamation of land for residential/industrial/commercial purpose with or without increase in FAR as entire process is not only viewed as economically and environmentally viable and cost effective but also feasible when it comes to providing uniform and common facilities.

It is reinforced that amalgamation makes it possible to have more contiguous open spaces, with better light and ventilation and amenities. Due to availability of more open space on the ground, open spaces required for residential use can be separated from those required for commercial establishment.

The studies also indicate that large plot amalgamations may reduce project costs and fetch better revenues from free sale structures. Hence amalgamation of two commercial properties shall be permitted subject to the condition that both sites have the same trade and are under same ownership with prior approval of the Estate Officer.

In the circumstances under my view, Plots amalgamation should be encouraged in all parts of the city and amalgamation of plots site be approved in the following situations.

- If the sites are in the approved layouts and owned by same owner for the same trade.
- If the amalgamated sites satisfy the requirements for minimum width, minimum depth and minimum extent as required under relevant norms and statutory regulations;
- If the proposal does not reduce the site of the abutting sites below that required for approving the sub-division as per these instructions;
- If the proposal does not violate the regulations and proposals of the Master Plan and Development Plan;
- No amalgamation of site proposal should be approved if it is in an unauthorized layout.
- No amalgamation proposals should be approved if the site disputes the existing recognized road of the Local bodies or Government;
- No amalgamation proposal should be approved if the building proposed in the amalgamated site violates the statutory regulations of relevant Building Rules and the regulations and proposals of Master Plan and Detailed Development Plan.

Awaiting your response

Sincerely yours,

For JMJ Group of Companies


[V. KHER]

Authorised Representative