

Commar. (Plg) - II
Despatch... 5834
Date... 17/10/12

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22/10/12

MOST IMMEDIATE



No. K-12011/4/2011-DD-I (DD.IB) (UDM Dy.no. 4919/2012)

भारत सरकार/Government of India

AC (PLG) MPPR

Dairy No. 1605

Date 18/10/2012

शहरी विकास मंत्रालय /Ministry of Urban Development

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. II, DELHI-2

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dy.No. L-187

Dated, the 17th October, 2012

Dated 18/10/12

To

The Commissioner (Plg.-II)
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi.

Subject: Representation of Karol Bagh Traders Federation (Regd.)
regarding suggestion for Review of Master Plan 2021.

Sir,

I am directed to enclose a copy of representation of Karol Bagh Traders Federation (Regd.) dated 1/10/2012 on the subject mentioned above and to say that Minister has desired comments on each of the issue by 19/10/2012.

It is therefore requested to furnish the comments on each of the issues/suggestions given by the federation. The comments may kindly be furnished by 18/10/2012 positively. The matter may kindly be given top priority.

Yours faithfully,

Sunil Kumar
(Sunil Kumar)

Under Secretary (DD-I)
Tel.No.23061681

Encl. As above

This reference is received on 18/10, As discussed, copy of the reference received earlier on the same subject was handed over to Dir (Plg) 'A' and 'B'.

for examination/observation on 18/10/12 as the area U/R falls in Zone 'B'. No comments/observations have been received.

AC (MPPR)

A.C. (Plg) Adm. B.

22/10/2012

Copy of Reply (as sent to AC (MPPR)/Conf (Plg) is enclosed.

Dir (Plg) B

AC (MPPR)

The reply of the P.O.C. has already been sent on
25.10.2012 vide No. F-1(10)2011/Dir(Pg)MPR/TC/PE-2/27A.
Submitted Pl.

Dir(Pg)MPR & TC for information Pl.
gfw
19/11

Shikha
16/11/12
A.D.(Pg)MPR

AC(MPR) Dismiss on p.p.m.
Pl. place in our file for which reply/stat was sent to
MOOD with the appt of V.C.

DPO(MPR)
gfw
20/11
AD(Pg)II

17/11/2012

Keep in record in above mentioned file.

Shikha
22/11/12
A.D.(Pg)MPR

UDC

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KAROL BAGH TRADERS FEDERATION (REGD.)

6/44, W.E.A., Ajmal Khan Road, Karol Bagh, New Delhi - 110 005
Phone : 42499000, 42499002

Ref. :

Date :

The streets below 9 meters in the above area does not fit for residential purpose because more than 90% is commercial and famous markets like Mobile Market, Shoes Market, Auto Parts, Cars Accessories, Jewelers, Handloom Market, and lot of General shop has developed as commercial in these streets below 9 meters and large no of population doing their business for their livelihood on these streets. So we suggest all the streets below 9 meters should be allowed as commercial use.

Relief Under Amnesty scheme

In other states/cities like Hyderabad, Karnataka and other part of India where public at large were given benefit by the state government of Amnesty - Under the scheme of "Building Penalize Scheme" BPS after paying a compounding fees/ penalty to improve the infrastructure of the area. This was the actual need of the city Delhi but the Authorities have not brought the law according to it.

Humble Plea:

Kindly Give relief to public at large under Amnesty Scheme so that law of convenience for the public, is implemented and your good-self is requested to announce "Building Penalize Scheme (BPS)" with compounding fees /penalty for your city also. The scheme should benefit all those buildings existed on such date.

Without below changes Redevelopment of the Area cannot be possible

Development of Parking Facility: It play's major role to facilitate the area and without it, it is not possible to redevelop the area. Sir, parking in the area is an urgent need and to build the infrastructure for it will take a long process but many precautionary steps can be taken to least the problem.

Suggested action: We suggest to build more & more car parking sites with modern technique i.e. Underground, Stack Parking or Multilevel Parking

Suggested action: it is important that parking project are made and implemented in these areas. The government should make a priority list of these areas and complete the plan and its implementation immediately.

Suggested action: To finalize the priority list for implementation and to set deadlines for monitoring by a high level committee.

Suggested action: We suggest giving active participation to the associations in the area which can help to regulate the traffic problem and the parking problem on PPP basis.

Suggested action: We suggest to build Multilevel/Underground Parking lot at the following place with immediate effect.

1. Sastri Park purposed site for Multilevel Parking by MCD at Padam Singh Road pending from last 15 years.
2. MCD School at Bank Street which is lying vacant from more than 15 decade can be used as parking site.
3. MCD School Opposite Satbrawan School on Padam Singh Road for Underground Parking.
4. Ground/Park of Sat-Nagar Cremation Ground for Multistory/Underground Parking.

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5. MCD School on Arya Samaj Road near Ganda Nala for Underground Parking.
 6. Underground Parking at MCD Office, Baba Phool Singh Gurudwara in Rajinder Nagar backside Metrorail
 7. Ajmal Khan Park for Underground Parking
 8. Parsad Nagar near San't Mark School adjoining Park/Ground for Multilevel Parking for Tank Road Market.
 9. Faith Academy School ground for underground parking.

Traffic Jam: To avoid this unavoidable jam in the area we have to think more wider and to make a network of Fly over, bridges and underpass on the main connected Road in the area for smooth signal free passing of traffic. So we suggest that to build Flyovers, underpass and bridges at the following points.

- a. On the Crossing/T point of Sarai Rohilla at Anand Parvat.
- b. To build signal free Crossing at Liberty Cinema
- c. To build underpass on main Pusa Road on Metro Station to cross the Road.
- d. To build signal free crossing at Hanuman Murti on link Road for smoothness of traffic.
- e. To build signal free crossing at Siddarth Hotel on Patel Chock for smoothness of traffic.
- f. To build signal free crossing near Videocon Tower on link Road for smoothness of traffic.
- g. To build signal free crossing near Jhandewalan Mandir connected to Paharganj / CP for smoothness of traffic.

So kindly accept our above valuable suggestion/views in specific aspect of the Special Area under the provision MPD 2021 who existed prior to Master Plan. Kindly incorporate the above modification /suggestion in entirety.


So kindly do the needful & oblige.

Thanking you,

Karol Bagh Traders Federation (Regd.)


President
Shushan Ahuja
9811435800

SD
General Secretary
Ram Lal
9811212477


Secretary
Sandeep Khandelwal
9810252869

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DELHI DEVELOPMENT AUTHORITY
AREA PLANNING - II/4TH FLOOR
VIKAS MINAR: NEW DELHI

No.

21/03/18-11/2/12

01-12-12

Sub: Suggestions for Mid Term Review of Master Plan 2021- **Regarding Karol Bagh Area.**

Reference to above suggestions/representation from Karol Bagh Traders Federation, which is received through MOUD vide letter dated 10.10.12 of Under Secy.(DDIB), and as handed over by Director(MP) today (i.e.18.10.12).

As per representation, the area refers to Karol Bagh Zone, which forms part of Planning Zone-B. As per Master Plan, the Karol Bagh Area forms part of Special Area and the re-development plan is to be prepared by the local agency i.e.MCD. However, the various aspects as mentioned in the representation are broadly examined in the light of Prevailing Master Plan Provisions and following are the planning views:

1.0: Amalgamation of plots:

It has been mentioned by the Federation that a large number of smaller plots are already amalgamated and hence, the request for allowing higher FAR. As per MPD-2021 and under the guidelines for re-development schemes (Para 3.3.2), amalgamation and re-constitution of plots can be permitted for planning purpose. However, in the instant scenario the plots appear amalgamated by the plot holders only and that too not for any planning reasons. It is, infact, the planning body's mandate to undertake re-constitution/amalgamation of plots while preparing the re-development schemes so that up gradation of area, if necessary, can be undertaken. Any consideration of existing amalgamation of plots remain outside the policy, defeats spirit as underlined in the re-development guidelines.

Secondly, such issues are to be seen and verified by the local body for making any consideration while preparing the re-development plan. From planning point of view, large scale amalgamation of plots(as projected by the Federation) along with higher FAR(as requested) will increase built up area resulting more congestion and severe impact on the built form and infrastructure/services.

2.0: Already Exist buildings:

The request is basically for regularization of all existing buildings which has reportedly exist with more than 100% Ground coverage and 550 FAR, on the basis of payment of charges.

Firstly, if the building has more than 100% coverage, it means that they are encroached upon the Right of Way and, therefore, requires demolition.

Secondly, Master Plan provision does not allow FAR up to 550. In case of re-development FAR can be allowed up to 1.5 times higher than the permissible FAR subject to conformity to the prescribed guidelines (which are yet to be notified). On the whole, such a regularization of the entire area " as is where is basis", shall generate uncontrolled growth as well as stimulus for further encroachment. In this regard comments/clearances also requires from DUAC, HCC, ASI etc.etc.

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3.0: Projection/Chajjas/Covered Chajjas:

The Chajjas are part of a built unit and are to be governed by Bldg.Bye-laws.

As mentioned in the representation, Chajja cannot be at 3mtr. Ht. In fact, those are the Terrace projection with full coverage which requires to be dealt as per approved provisions/regulation of special area(notified on 17.01.2011).

40: Metropolitan City Centres:

Metropolitan City Centre has already been defined in the Master Plan, and requires to be delineated rationally. Any inclusion of residential areas are to be avoided as the same shall destroy harmony and residential character.. Allowing a Ht. of 18mtr. all through requires to be seen only after careful examination on infrastructure capacity as well as retainability of Special Area character. Moreover, such addition of built up shall further aggravate the immediate environ creating chaos, congestion, traffic bottleneck etc.etc. In this regard, comments of DUAC, HCC and all service providing agencies such as DJB, Delhi Power Corpn., Irrigation/Flood Deptt. etc.etc. are essentially required.

5.0: The Streets below 9 Meters :

The streets of less than 9 mtrs. are a layout level issue and are to be examined by the local body i.e. MCD. However, entire commercialization of residential area shall have an impact on city structure and must be avoided.

6.0: Relief under Amnesty Scheme:

This is an administrative matter.

7.0: Development of Parking Facility:

The suggestions are in order. However, the locations of sites are to be examined case to case basis w.r.t. the existing use/ land use as well as planning potential.

copy

(Partha Dhar)
Director(Plg.)

A.C.(AP)